



**Chandler • Arizona**  
*Where Values Make The Difference*

# 81  
JAN 17 2008

**MEMORANDUM**                      **Planning and Development – CC Memo No. 07-321**

**DATE:**            DECEMBER 21, 2007

**TO:**                MAYOR AND CITY COUNCIL

**THRU:**            W. MARK PENTZ, CITY MANAGER   
DOUG BALLARD, PLANNING AND DEVELOPMENT DIRECTOR   
JEFF KURTZ, ASSISTANT PLANNING AND DEVELOPMENT DIRECTOR   
BOB WEWORSKI, PLANNING MANAGER 

**FROM:**            KEVIN MAYO, PRINCIPAL PLANNER 

**SUBJECT:**        CPT07-0016, 0017, 0018, 0019, 0020, 0021 WESTECH LOT 1-5, 10

**Request:**            Condominium Plat approval

**Location:**            Southeast corner of Arizona Avenue and Palomino Drive  
(Approximately ½ mile north of the northeast corner of Arizona Avenue and Warner Road)

**Project Info:**        Approximately 26.33-acres, 15.83-acre Phase I, 10 single-story  
Commercial/Industrial buildings, 136,760 square-foot Phase I

**Applicant:**            Nate Cottrell  
Cottrell Engineering Group, Inc.

**RECOMMENDATION**

Upon finding the request to be consistent with the General Plan and PAD zoning, Staff recommends approval.

**BACKGROUND**

These condominium plats are for a business park consisting of commercial and industrial land uses for property located at the southeast corner of Arizona Avenue and Palomino Drive (Approximately ½ mile north of the northeast corner of Arizona Avenue and Warner Road). The plats create the lots, units and tracts, establish the necessary easements, and dedicate the required rights-of-way.

CC Memo No. 07-321

December 21, 2007

Page 2

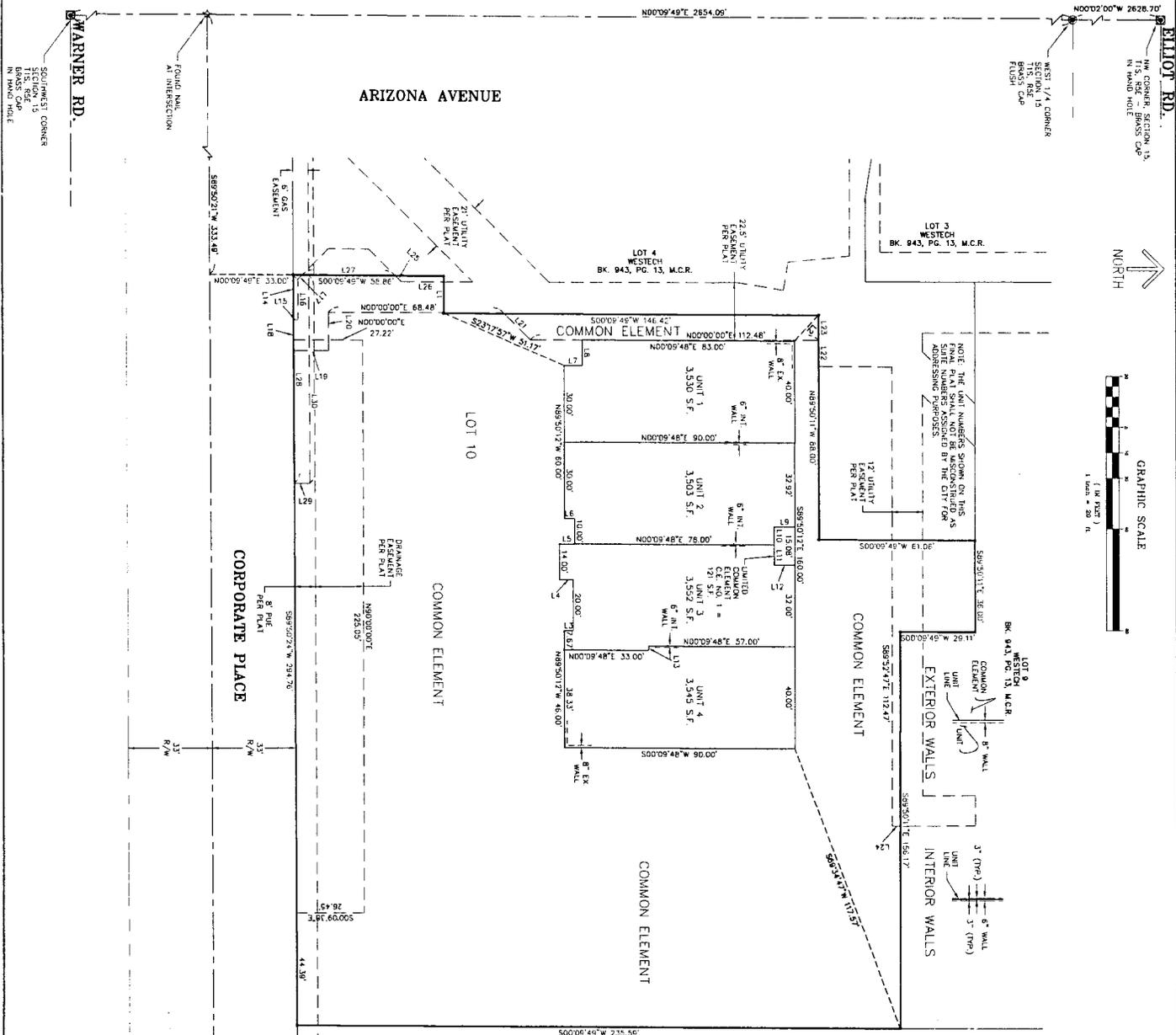
**PROPOSED MOTION**

Move to approve the Condominium Plats CPT07-0016, 0017, 0018, 0019, 0020, 0021 WESTECH LOT 1-5, 10 as per Staff recommendation.

**Attachments**

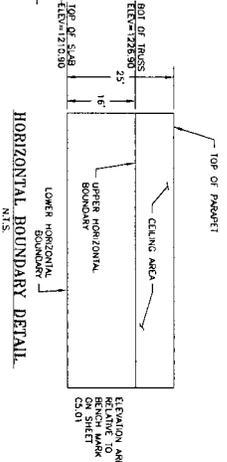
1. Condominium Plats





LOT 11  
WESTECH  
BK. 943, PG. 13, M.C.R.

LINE	LENGTH	BEARING
L1	14.59	S89°50'11" W
L2	13.77	S72°01'52"E
L3	13.77	S72°01'52"E
L4	5.31	S00°00'00" W
L5	6.00	S00°00'00" W
L6	4.00	S00°00'00" W
L7	10.00	S00°00'00" W
L8	10.00	S00°00'00" W
L9	8.00	S00°00'00" W
L10	8.00	S00°00'00" W
L11	8.00	S00°00'00" W
L12	8.00	S00°00'00" W
L13	17.48	S89°47'31"E
L14	17.48	S89°47'31"E
L15	18.69	S00°00'00" W
L16	18.69	S00°00'00" W
L17	2.97	N44°58'54"W
L18	12.00	N50°00'00" W
L19	13.98	N00°00'00" W
L20	13.98	N00°00'00" W
L21	14.84	N45°00'00" W
L22	14.84	N45°00'00" W
L23	10.19	S89°50'12"E
L24	9.81	S89°50'10"E
L25	3.37	N00°00'00" W
L26	16.46	N00°00'00" W
L27	16.46	N00°00'00" W
L28	16.52	N00°00'00" W
L29	16.52	N00°00'00" W
L30	10.52	S89°50'27"E

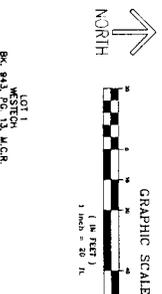
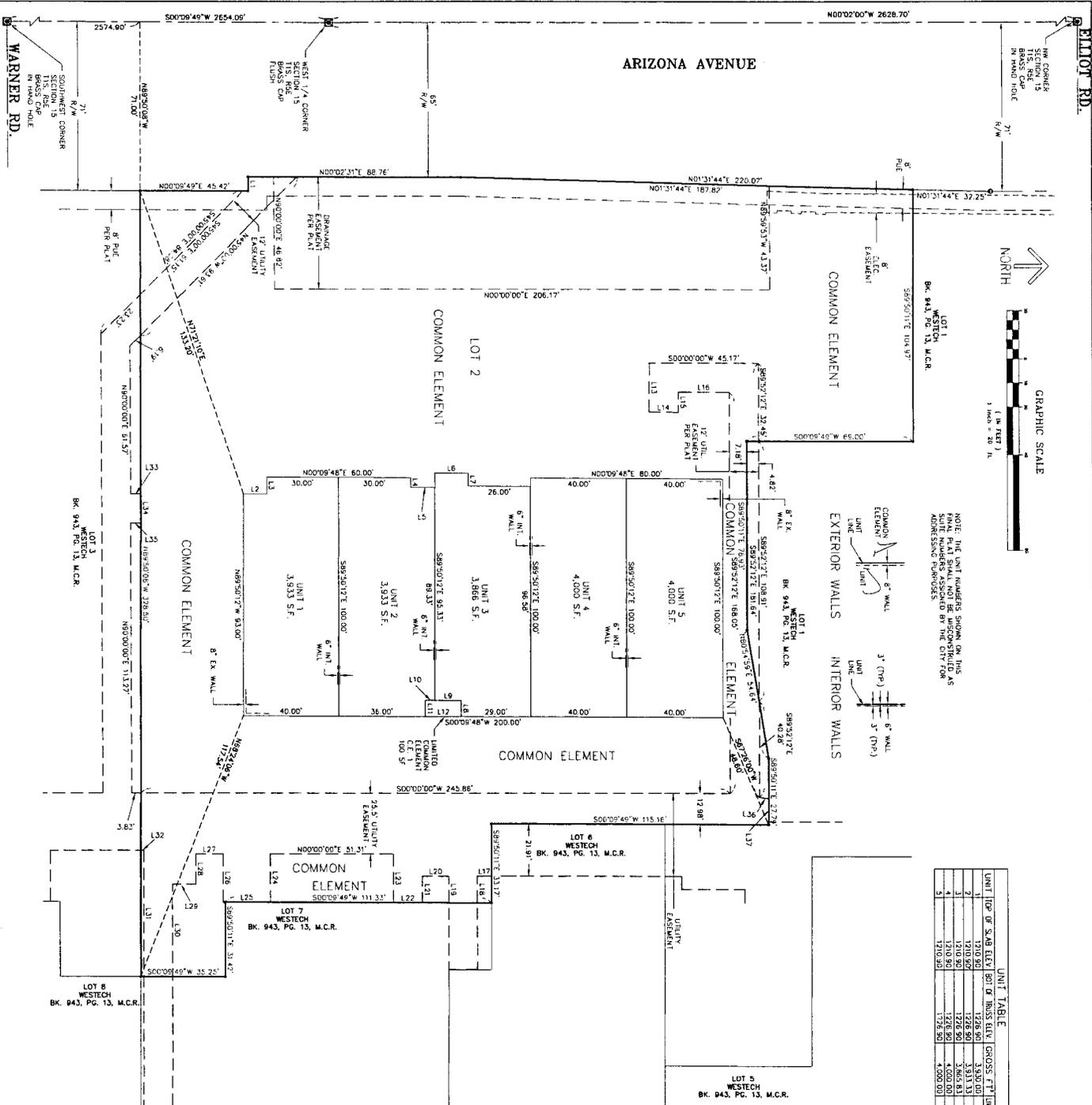


**NOTES**

1. ALL BUILDING TIES TO THE PROPERTY LINE ARE TO THE EXTERIOR SURFACE OF THE PERIMETER WALLS OF THE BUILDINGS UNLESS NOTED OTHERWISE.
2. PERIMETER WALLS OF THE BUILDINGS UNLESS NOTED OTHERWISE ARE AS FOLLOWS: (1) THE VERTICAL BOUNDARIES ARE THE EXTERIOR SURFACE OF THE PERIMETER WALLS OF THE BUILDINGS AND A VERTICAL PLANE RUNNING THROUGH THE CENTER OF THE BUILDING WALL HORIZONTAL BOUNDARY IS THE TOP OF THE UNCOMPACTED CONCRETE FLOOR SLAB, BEGINNING THE UNIT, AND (2) THE UPPER HORIZONTAL BOUNDARY IS A HORIZONTAL PLANE 18" ABOVE THE LOWER HORIZONTAL BOUNDARY OF THE UNIT. THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS ARE MORE FULLY DESCRIBED IN THE CONDOMINIUM PLAT AND SUPPLEMENTAL DECLARATION TO THE CONDOMINIUM PLAT.
3. AREA CALCULATIONS ARE IN ACCORDANCE WITH THE UNIT BOUNDARIES AND ARE SECTION 33-717.
4. LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER'S ASSOCIATION.

SHEET OF 2 2 (39.02)	CHECKED BY: NJC DRAWN BY: TH PROJECT #: C06034  <b>CONDOMINIUM PLAT</b> <b>LOT 10</b>	DATE: 11/30/07 SCALE: 1" = 20'	<b>WESTECH</b> CHANDLER, ARIZONA	<b>COTTRELL ENGINEERING GROUP, INC.</b> 2001 N. 3rd ST. #206 PH: (602) 507-5281 PHOENIX, AZ 85004 FAX: (602) 507-5361
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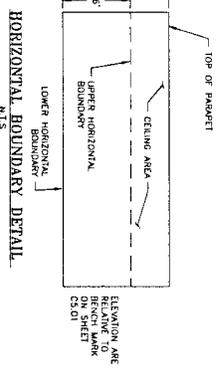
NOTE: THE UNIT NUMBERS SHOWN ON THIS ASSESSMENT MAP ARE THE UNIT NUMBERS ASSIGNED BY THE CITY FOR ADDRESSING PURPOSES.

UNIT TABLE

UNIT	TOP OF SLAB ELEV.	SOFT OF BRASS ELEV.	GROSS FT <sup>2</sup>	NET COMMON FT <sup>2</sup>	NET UNIT GROSS FT <sup>2</sup>
1	1210.90	1226.90	3,930.00	20.00	3,950.00
2	1210.90	1226.90	3,933.33	20.00	3,953.33
3	1210.90	1226.90	3,955.55	20.00	3,975.55
4	1210.90	1226.90	4,000.00	20.00	4,020.00
5	1210.90	1226.90	4,000.00	20.00	4,020.00

LINE TABLE

LINE	LENGTH	BEARING
1	10.00	N89°50'12"E
2	10.00	S89°50'12"E
3	7.00	N89°50'12"E
4	4.00	S89°50'12"E
5	14.00	N00°09'48"E
6	14.00	S00°09'48"E
7	5.42	S89°50'12"E
8	6.67	N89°50'12"E
9	11.00	S00°09'48"E
10	11.00	N00°09'48"E
11	6.67	S89°50'12"E
12	15.00	N00°09'48"E
13	20.47	S89°50'12"E
14	6.33	N89°50'12"E
15	6.33	S89°50'12"E
16	21.20	N00°09'48"E
17	5.93	S00°09'48"E
18	11.18	N00°09'48"E
19	11.18	S00°09'48"E
20	10.92	N00°09'48"E
21	11.11	S00°09'48"E
22	12.00	N00°09'48"E
23	20.14	S00°09'48"E
24	20.14	N00°09'48"E
25	20.06	S00°09'48"E
26	12.66	S89°50'12"E
27	9.68	S00°09'48"E
28	38.80	S89°50'12"E
29	31.12	S00°09'48"E
30	4.17	N00°09'48"E
31	12.00	N00°09'48"E
32	12.00	S00°09'48"E
33	9.72	S89°50'12"E



NOTES

- REMARKER TIES TO THE PROPERTY LINE ARE TO THE EXTERIOR SURFACE OF THE BUILDING.
- THE PROPERTY BOUNDARIES OF THE UNITS ARE AS FOLLOWS: (1) THE GROUND SURFACE; (2) THE CENTER OF THE CURVED SURFACE OF THE BUILDING; (3) THE CENTER OF THE CURVED SURFACE OF THE BUILDING; (4) THE CENTER OF THE CURVED SURFACE OF THE BUILDING; (5) THE CENTER OF THE CURVED SURFACE OF THE BUILDING.
- CONDOMINIUM DECISION TO BE RECORDED FOLLOWING THE ISSUANCE AND ASSESSMENT MAP.
- LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER'S ASSOCIATION.

CHECKED BY: NJC  
 DATE: 11/30/07  
 DRAWN BY: TH  
 SCALE: 1"=20'  
 PROJECT #: C08034  
**CONDOMINIUM PLAT**  
**LOT 2**

WESTECH  
 CHANDLER, ARIZONA



**COTTRELL ENGINEERING GROUP, INC.**  
 2001 N. 3rd ST., #206 PH: (602) 501-5281  
 PHOENIX, AZ 85004 FAX: (602) 501-5261

**DEDICATION**  
STATE OF ARIZONA }  
COUNTY OF MARICOPA } ss

KNOW ALL MEN BY THESE PRESENTS:  
THAT CHAMBERLAIN FAMILY TRUST DATED SEPTEMBER 21, 1979, REVISED JANUARY 9, 2002  
CHAMBERLAIN FAMILY TRUST AND CHAMBERLAIN TRUST COMPANY AS OWNERS HAVE PLATED UNDER  
THE NAME OF "WESTTECH - LOT 1 CONDOMINIUM" IN COMPLIANCE WITH COMMONWEALTH SECTION  
33-1201 THROUGH 1270 OF THE ARIZONA REVISED STATUTES, LOT 1 OF WESTTECH ACCORDING  
TO BOOK 943 OF MAPS, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN A  
PORTION OF PALMINDO EAST AND MERIDIAN MARICOPA COUNTY, ARIZONA, HEREBY PUBLISHES THIS  
CONDOMINIUM PLAT AS AND FOR SAID "WESTTECH - LOT 1 CONDOMINIUM" AND HEREBY  
DECLARES THAT THIS CONDOMINIUM PLAT SETS FORTH THE LOCATION AND GIVE THE DIMENSIONS  
OF THE UNITS, COMMON ELEMENTS, LIMITED COMMON ELEMENTS AND EASEMENTS CONSISTING  
HEREIN. THE UNITS, COMMON ELEMENTS, LIMITED COMMON ELEMENTS AND EASEMENTS SHALL  
BE KNOWN BY THE NUMBER, LETTER OR NAME AS SHOWN HEREON AND THAT THE EASEMENTS  
CHAMBERLAIN FAMILY TRUST AND CC PROP, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY AS  
OWNERS HEREBY DECLARES THAT THE COMMON ELEMENTS CONSIST OF ALL LAND AND PARTNERS  
HEREIN FOR THE UNITS, THAT THE COMMON ELEMENTS WILL BE OPERATED AND MAINTAINED BY  
THE CONDOMINIUM ASSOCIATION FOR THE SOLE BENEFIT OF THE OWNERS OF UNITS WITHIN THE  
CONDOMINIUM AND NOT FOR PUBLIC USE. AND THAT THE CHAMBERLAIN FAMILY TRUST AND  
CC PROP, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY AS OWNERS HEREBY DESIRES AS  
FOLLOWS:

# WESTTECH - LOT 1 CONDOMINIUM PLAT

CONDOMINIUM PLAT OF LOT 1 OF 'WESTTECH' RECORDED IN BOOK 943, PAGE 13,  
RECORDS OF MARICOPA COUNTY, ARIZONA BEING A PORTION OF THE WEST 1/2 OF  
SECTION 15, TOWNSHIP 1 SOUTH, RANGE 6 EAST, GILA AND SALT RIVER BASIN AND  
MERIDIAN, MARICOPA COUNTY, ARIZONA.

**GROSS AREA:**  
29,710 SQUARE FEET OR 1.36 ACRES

**LEGAL DESCRIPTION**  
LOT 1 OF 'WESTTECH' RECORDED IN BOOK 943  
OF MAPS, PAGE 13, RECORDS OF MARICOPA  
COUNTY, ARIZONA

**AREA OF COMMON AREA:**  
47,900 SQUARE FEET OR 1.10 ACRES

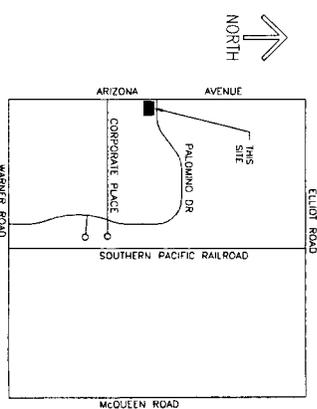
**SURVEYOR'S CERTIFICATION**

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND  
ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE  
BEEN PLACED AND THE MONUMENTS IS DESCRIBED TO THE BEST  
OF MY KNOWLEDGE AND BELIEF.

(NAME) \_\_\_\_\_ DATE \_\_\_\_\_  
(ADDRESS 1) \_\_\_\_\_  
(ADDRESS 2) \_\_\_\_\_  
(PHONE) \_\_\_\_\_

**NOTICE:**

- CONSTRUCTION WITHIN THE UTILITY EASEMENTS SHALL  
BE LIMITED TO UTILITIES, FENCING AND DRAINAGES.
- IN EASEMENTS FOR EXCLUSIVE USE OF WATER,  
SANITARY SEWER, OR ANY COMBINATION THEREOF, ONLY  
GROUND COVER AND BUSHES ARE ALLOWED TO BE  
PLANTED WITHIN THE EASEMENT. TREES ARE  
ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
- ALL EASEMENTS ARE DEDICATED AS SHOWN ON THIS  
PLAT.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN  
SPACES, LANDSCAPED AREAS, RETENTION BASINS AND  
COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE  
OWNER.
- ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.
- NO STRUCTURES OR VEGETATION OF ANY KIND THAT  
WOULD IMPED THE FLOW OF WATER THROUGH THE  
EASEMENTS MAY BE CONSTRUCTED, PLANTED OR  
ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
- 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 NO LESS THAN  
6 FEET TO 10 FEET IN HEIGHT. TREES SHALL BE SPACED NOT  
LESS THAN 8' APART.
- ALL COMMON ELEMENTS SHALL BE CONSTRUCTED IN  
ACCORDANCE WITH PLANS PREPARED UNDER CITY OF  
CHANDLER ORDINANCE 150000 AND SHALL BE THE  
UNDIVIDED INTEREST, BY ALL UNIT OWNERS OF THIS  
SUBDIVISION. THE COMMON PROPERTY SHALL BE  
INCLUDED WITHIN THE SCOPE OF DEEDS TRANSFERRING  
PROPERTY TO THE UNITS. THE COMMON PROPERTY SHALL  
BE THE RESPONSIBILITY OF THE UNIT OWNERS.  
THE OWNERS SHALL BE RESPONSIBLE FOR THE  
MAINTENANCE OF THE COMMON PROPERTY.
- THE UNIT OWNERS ASSOCIATION SHALL BE  
RESPONSIBLE FOR IRRIGATION OF THE COMMON  
ELEMENTS. THE SOURCE OF IRRIGATION WATER FOR  
THE COMMON ELEMENTS SHALL BE RECLAIMED WATER  
FROM THE PALMINDO EAST AND MERIDIAN MARICOPA  
COUNTY WATER TREATMENT PLANTS. THE IRRIGATION  
AT THE TIME OF CONSTRUCTION IN THE SUBDIVISION  
REGIONS, THE TITLEHOLDER (S) SHALL CAUSE THE  
COMMON ELEMENT TO BE IRRIGATED AND SUPPLIED  
WITH OTHER THAN SURFACE WATER FROM ANY  
SOURCE. THE IRRIGATION SHALL BE CONSISTENT  
WITH ARIZONA LAW AND THE RULES AND REGULATIONS  
OF THE ARIZONA DEPARTMENT OF WATER RESOURCES.  
ONCE EFFLUENT OF QUANTITY AND QUALITY MEETS, THE  
TITLEHOLDER (S) SHALL CAUSE EFFLUENT TO BE USED  
TO IRRIGATE THE COMMON ELEMENT.



**OWNERS/DEVELOPERS:**

CHAMBERLAIN FAMILY TRUST  
1150 W WASHINGTON, #120  
TEMPE, AZ 85281  
PHONE: (602) 994-1286  
CONTACT: JIM CHAMBERLAIN

**ENGINEER:**

COTTRILL ENGINEERING GROUP, INC.  
2001 N. 3RD STREET, #206  
PHOENIX, AZ 85004  
PHONE: (602) 307-5281  
CONTACT: MATT COTTRILL

**BENCHMARK:**

SECTION 16, T1S, R6E, 3" CITY OF CHANDLER BESS  
OR IN CONTACT WITHIN BETWEEN ELLIOT RD AND  
CHANDLER BLVD. THE BENCHMARK IS THE  
CORNER OF PALMINDO DR, STRAIGHT NORTH OF BLDG  
& 1/2 W 112' E L. 120' 840

**BASIS OF BEARING:**

THE WEST QUARTER OF SECTION 15, TOWNSHIP 1  
SOUTH, RANGE 6 EAST, GILA AND SALT RIVER BASIN AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA,  
SHOULD BE BEARS SOUTH 90 DEGREES OR UNITS 49 SECONDS WEST.

**FLOOD ZONE:**

ACCORDING TO THE FLOOD INSURANCE RATE MAP J40103235E, DATED  
JULY 19, 2001, THIS PROPERTY IS LOCATED IN FLOOD ZONE X, AREAS  
OF LESS THAN 1'00" OR WITH DRAINAGE AREAS LESS THAN 1' SQUARE  
MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

**APPROVALS:**

THIS IS TO CERTIFY THAT IN MY OPINION ALL LOTS, PARCELS  
AND TRACTS SHOWN ON THIS PLAT CONFORM TO GOOD LAND  
PRACTICES AND ARE SUITABLE FOR THE PURPOSES  
FOR WHICH THEY ARE PLATED.

**PLANNING & DEVELOPMENT DIRECTOR**

DATE: \_\_\_\_\_  
APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY ENGINEER

**ACKNOWLEDGEMENT:**

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007, BEFORE ME, THE UNDERSIGNED, PERSONALLY  
APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON  
WHO CAUSED THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING  
INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.  
IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL  
AT \_\_\_\_\_, ARIZONA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

**COTTRELL ENGINEERING GROUP, INC.**  
2001 N. 3rd St. #206 PH: (602) 207-5281  
PHOENIX, AZ 85004 FAX: (602) 207-5261

**WESTTECH**  
CHANDLER, ARIZONA



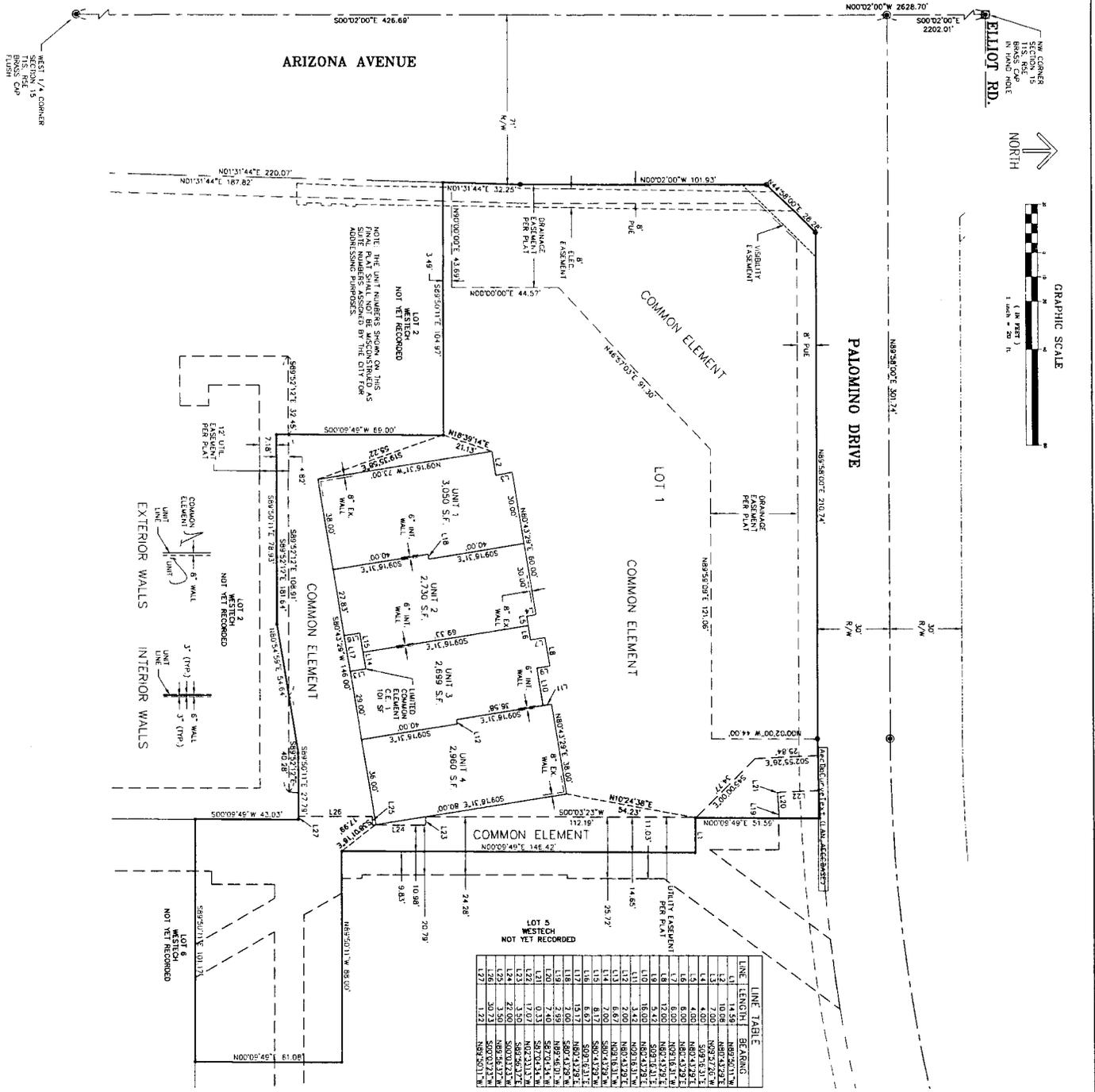
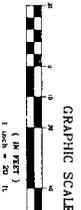
CHECKED BY: NJC  
DRAWN BY: TH  
PROJECT #: C06034

DATE: 11/30/07  
SCALE: 1" = 20'  
**CONDOMINIUM PLAT  
LOT 1**

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY CLERK

5.01

NE CORNER  
SECTION 15  
IN HAND  
ELLIOT RD.



LINE TABLE

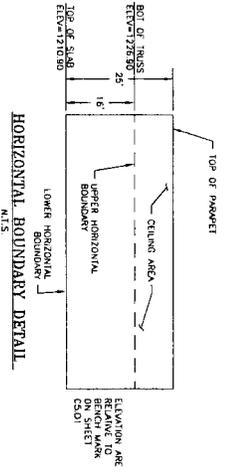
LINE	LENGTH	BEARING
1	14.59	N89°50'11"W
2	10.08	N80°53'29"E
3	4.00	S89°50'11"E
4	4.00	S89°50'11"E
5	4.00	N80°53'29"E
6	8.00	N80°53'29"E
7	12.00	N89°50'11"E
8	12.00	N89°50'11"E
9	5.42	S89°50'11"E
10	18.00	N80°53'29"E
11	2.00	N80°53'29"E
12	2.00	N80°53'29"E
13	6.87	N80°53'29"E
14	7.00	S80°43'28"W
15	8.17	S80°43'28"W
16	8.17	S80°43'28"W
17	15.17	N02°21'37"E
18	2.00	S80°43'28"W
19	7.10	S80°43'28"W
20	2.99	S80°43'28"W
21	2.99	S80°43'28"W
22	0.35	S80°43'28"W
23	17.07	N02°21'37"E
24	2.50	S80°43'28"W
25	2.50	S80°43'28"W
26	3.50	N80°53'29"E
27	3.50	N80°53'29"E
28	30.73	S00°02'23"W
29	1.22	N89°50'11"W

UNIT TABLE

UNIT	TOP OF SLAB ELEV./BOT. OF ROSS ELEV.	GROSS FT <sup>2</sup> (W/ COM. A. FT. TOTAL GROSS FT <sup>2</sup> )	NET GROSS FT <sup>2</sup>
1	1210.90	1226.90 (3,049.21)	25.25 (3,074.46)
2	1210.90	2,729.50	25.25 (2,754.75)
3	1210.90	2,698.67	25.25 (2,723.92)
4	1210.90	2,960.00	25.25 (2,985.25)

CURVE TABLE

CURVE LENGTH	EA0	DELTA	TAN	
C1	53.12	70.78	238.14	16.57
C2	6.58	719.20	0.3314	3.46
C3	14.64	719.20	1.0827	7.32
C4	11.57	719.20	0.9583	5.78



- NOTES
- ALL BUILDING TIES TO THE PROPERTY LINE ARE TO THE EXTERIOR SURFACE OF THE PERIMETER WALLS OF THE BUILDINGS.
  - PERIMETER WALLS OF THE BUILDINGS ARE AS FOLLOWS: (1) THE VERTICAL BOUNDARIES AND THE EXTERIOR SURFACE OF THE PERIMETER WALLS OF THE BUILDINGS ARE VERTICAL PLANE RUNNING THROUGH THE CENTER OF THE COMMON ELEMENTS. (2) THE HORIZONTAL BOUNDARY IS THE TOP OF THE UNDERCAST CONCRETE FLOOR SLAB BENEATH THE UNIT. AND (3) THE UPPER HORIZONTAL BOUNDARY IS A HORIZONTAL PLANE 10 FEET ABOVE THE LOWER HORIZONTAL BOUNDARY OF THE UNIT. THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS ARE MORE FULLY DESCRIBED IN THE PLAN. CALCULATIONS ARE IN ACCORDANCE WITH THE UNIT BOUNDARIES AND ARE ACCORDING TO THE STANDARD PLAN. BE THE RESPONSIBILITY OF THE OWNER'S ASSOCIATION.

**DEDICATION**  
STATE OF ARIZONA }  
COUNTY OF MARICOPA } ss

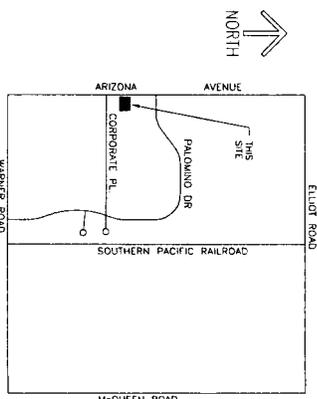
**WESTTECH - LOT 3  
CONDOMINIUM PLAT**

CONDOMINIUM PLAT OF LOT 3 OF 'WESTTECH' RECORDED IN BOOK ---, PAGE ---,  
RECORDS OF MARICOPA COUNTY, ARIZONA BEING A PORTION OF THE WEST 1/2 OF  
SECTION 15, TOWNSHIP 1 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND  
MERIDIAN, MARICOPA COUNTY, ARIZONA.

**GROSS AREA:**  
61,088 SQUARE FEET OR 1.46 ACRES

**LEGAL DESCRIPTION**  
LOT 3 OF 'WESTTECH' RECORDED IN BOOK 943  
OF MAPS, PAGE 13, RECORDS OF MARICOPA  
COUNTY, ARIZONA.

**AREA OF COMMON AREA:**  
61,237 SQUARE FEET OR 1.41 ACRES



THE MAINTENANCE OF THE LANDSCAPING WITHIN THE PUBLIC ROW TO BACK OF THE CURB SHALL BE THE RESPONSIBILITY OF THE UNIT OWNERS ASSOCIATION.  
THE UTILITY EASEMENT SHOWN HEREON IS FOR THE EXCLUSIVE USE OF WATER, 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.  
IN WITNESS WHEREOF, OWNER HAS HEREUNDO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DUTY AUTHORIZED OFFICER THIS  
DAY OF \_\_\_\_\_, 2007  
CHAMBERLAIN FAMILY TRUST DATED SEPTEMBER 21, 1979, RESTATED JANUARY 9, 2002

BY: JAMES M. CHAMBERLAIN, TRUSTEE

BY: PAUL L. CHAMBERLAIN, TRUSTEE

CC PROP: L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY

BY: JAMES M. CHAMBERLAIN

NATIONAL BANK OF ARIZONA, A NATIONAL BANKING ASSOCIATION

BY: \_\_\_\_\_

**ACKNOWLEDGEMENT:**  
STATE OF ARIZONA } ss  
COUNTY OF MARICOPA }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_ WHO HAS IDENTIFIED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.  
IN WITNESS WHEREOF, I HEREUNDO SET MY HAND AND OFFICIAL SEAL.

**ACKNOWLEDGEMENT:**  
STATE OF ARIZONA } ss  
COUNTY OF MARICOPA }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.  
IN WITNESS WHEREOF, I HEREUNDO 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 ARE TRUE AND CORRECTLY LOCATED AND IDENTIFIED BY ME OR BY MY KNOWLEDGE AND BELIEF.

(NAME) \_\_\_\_\_  
ARIZONA R/S NO. \_\_\_\_\_  
(ADDRESS 2) \_\_\_\_\_  
(PHONE) \_\_\_\_\_  
DATE \_\_\_\_\_

**NOTES:**

- CONSTRUCTION WITHIN THE UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCING AND DRIVEWAYS.
- IN EASEMENTS FOR EXCLUSIVE USE OF 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.
- ALL EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED AREAS, RETENTION BASINS AND COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE OWNER.
- ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.
- NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPED THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
- 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.
- ALL COMMON ELEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PLANS APPROVED BY THE CITY OF CHANDLER. UNDIVIDED INTERESTS BY ALL UNIT OWNERS OF THIS SUBDIVISION, THE COMMON PROPERTY SHALL BE INCLUDED WITHIN THE SCOPE OF DEEDS TRANSFERRING THE OWNERSHIP OF THE COMMON PROPERTY. THE MAINTENANCE OF THE COMMON PROPERTY.
- THE UNIT OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR IRRIGATION OF THE COMMON ELEMENTS. THE SOURCE OF IRRIGATION WATER FOR A (TERRACE) SHALL BE RECLAIMED WATER IS UNAVAILABLE AT THE TIME OF CONSTRUCTION, THE COMMON ELEMENTS SHALL BE IRRIGATED AND SUPPLIED WITH OTHER THAN SURFACE WATER FROM ANY SOURCE PERMITTED BY THE CITY OF CHANDLER AND THE RULES AND REGULATIONS OF THE ARIZONA DEPARTMENT OF WATER RESOURCES. ONCE EFFICIENT OF QUANTITY AND QUALITY NEED TO BE DETERMINED, THE COMMON ELEMENTS SHALL BE USED TO IRRIGATE THE COMMON ELEMENT.

BY: NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**OWNERS/DEVELOPERS**

CHAMBERLAIN FAMILY TRUST  
1150 W. WASHINGTON, #120  
TAMPE, AZ 85281  
PH: (480) 841-4088  
CONTACT: JIM CHAMBERLAIN  
CC PROP, L.L.C.  
1150 W. WASHINGTON, #120  
TAMPE, AZ 85281  
PH: (480) 841-4088  
CONTACT: JIM CHAMBERLAIN

**ENGINEER**

COTRELL ENGINEERING GROUP, INC.  
2001 N. 3RD STREET, #206  
PHOENIX, AZ 85004  
PH: (602) 307-5281  
CONTACT: MIE COTRELL

**BENCHMARK**

SECTION 16, T15, R5E, 3<sup>RD</sup> CITY OF CHANDLER BRASS  
O.P. IN CONCRETE FLUSH BETWEEN ELMER RD. AND  
NORTH AVENUE. BENCH MARK IS 5.00 FEET  
EAST AND 1.00 FEET SOUTH OF STRAIGHT NORTH OF B.M.C.  
8, 84 #22 EL. 1207.640.

**BASIS OF BEARING**

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING 66 DEGREES 09 MINUTES 49 SECONDS WEST 51.51' AND ONE BRASS SMOOTH 60 DEGREES 09 MINUTES 49 SECONDS WEST 1.

**FLOOD ZONE**

ACCORDING TO THE FLOOD INSURANCE RATE MAP #49013C2855 F, DATED JULY 18, 2001, THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X', AREAS OF LESS THAN 1'000' OR 9" IN DAMAGE AREAS LESS THAN 1 SQUARE MET. AND AREAS PROTECTED BY ELEVATIONS FROM 100-YEAR FLOOD

**APPROVALS**

THIS IS TO CERTIFY THAT IN MY OPINION ALL LOTS, PARCELS AND TRACTS SHOWN ON THIS PLAT CONFORM TO GOOD LAND PRACTICES AND ARE SUITABLE FOR THE PURPOSES FOR WHICH THEY ARE PLATTED.

PLANNING & DEVELOPMENT DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

BY: MAJOR \_\_\_\_\_ DATE \_\_\_\_\_  
BY: ATTEN: CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**WESTTECH**  
CHANDLER, ARIZONA



**COTRELL ENGINEERING GROUP, INC.**  
2001 N. 3RD ST. #206 PH: (602) 307-5281  
PHOENIX, AZ 85004 FAX: (602) 307-5261

CHECKED BY: NJC  
DRAWN BY: TJ  
PROJECT #: C06034  
**CONDOMINIUM PLAT  
LOT 3**

DATE: 11/30/07  
SCALE: 1" = 20'

SHEET OF  
1 2  
C7.10



**DEDICATION**  
STATE OF ARIZONA }  
COUNTY OF MARICOPA } ss

**WESTTECH - LOT 4  
A CONDOMINIUM PLAT**

KNOW ALL MEN BY THESE PRESENTS, THAT CHAMBERLAIN FAMILY TRUST DATED SEPTEMBER 21, 1979, RESIATED JANUARY 9, 2002 AND CC PROP, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY AS OWNERS HAVE PLATED UNDER AND CC PROP, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY IN COMPLIANCE WITH CONDOMINIUM SECTION 33-1201 THROUGH 1270 OF THE ARIZONA REVISED STATUTES, LOT 4 OF WESTTECH ACCORDING TO BOOK 943 OF WESTTECH, PAGE 120, RECORDS OF MARICOPA COUNTY, ARIZONA, AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, RANGE 5 EAST, G1A AND S107 CONDOMINIUM PLAT AS AND FOR SAID WESTTECH - LOT 4 CONDOMINIUM, AND HEREBY DECLARES THAT THIS CONDOMINIUM PLAT SITS FOR THE LOCATION AND ONE THE DIMENSIONS SAID AND THAT EACH UNIT COMMON ELEMENT LIMITED COMMON ELEMENT AND ESCROWMENT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME AS SHOWN HEREON, AND THAT THE CHAMBERLAIN FAMILY TRUST AND CC PROP, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY AS OWNERS HEREBY EXPRESSLY AND INTENTIONALLY WAIVES ALL RIGHTS AND CLAIMS AGAINST THE CONDOMINIUM ASSOCIATION FOR THE SOLE BENEFIT OF THE OWNERS OF UNITS WITHIN THE CONDOMINIUM AND NOT FOR THE BENEFIT OF THE CHAMBERLAIN FAMILY TRUST AND CC PROP, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY AS OWNERS HEREBY DEDICATES AS FOLLOWS:

A BLANKET EASEMENT FOR EMERGENCY VEHICLES ACCESS TO THE CITY OF CHANDLER INCLUDED IN THE AREA NOTED AS COMMON ELEMENT ON THIS PLAT.  
EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.  
THE MAINTENANCE OF THE LANDSCAPING WITHIN THE PUBLIC ROW TO BACK OF THE CLUB SHALL BE THE RESPONSIBILITY OF THE UNIT OWNERS ASSOCIATION.  
THE UTILITY EASEMENT SHOWN HEREON IS FOR THE EXCLUSIVE USE OF WATER, SEWER, RECLAIMED WATER, OR ANY COMBINATION THEREOF, ONLY THROUGH DRAIN TO DITCHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA, NO TREES ARE ALLOWED.  
IN WITNESS WHEREOF, OWNER HAS HEREBY CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS

DAY OF \_\_\_\_\_ 2007  
CHAMBERLAIN FAMILY TRUST DATED SEPTEMBER 21, 1979, RESIATED JANUARY 9, 2002  
BY: JAMES M. CHAMBERLAIN, TRUSTEE

BY: PAISY L. CHAMBERLAIN, TRUSTEE  
CC PROP, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY  
BY: JAMES M. CHAMBERLAIN, MANAGER

NATIONAL BANK OF ARIZONA, A NATIONAL BANKING ASSOCIATION  
BY: \_\_\_\_\_  
ITS: \_\_\_\_\_  
DATE: \_\_\_\_\_

**ACKNOWLEDGEMENT:**  
STATE OF ARIZONA }  
COUNTY OF MARICOPA } ss  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2007, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.  
IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.  
BY: \_\_\_\_\_ NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

CONDOMINIUM PLAT OF LOT 4 OF 'WESTTECH' RECORDED IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ RECORDS OF MARICOPA COUNTY, ARIZONA BEING A PORTION OF THE WEST 1/2 OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 5 EAST, G1A AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

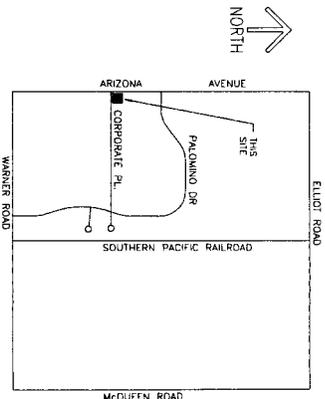
**GROSS AREA:**  
62,614 SQUARE FEET OR 1.44 ACRES  
**LEGAL DESCRIPTION**  
LOT 4 OF WESTTECH RECORDED IN BOOK 943 COUNTY OF MARICOPA, RECORDS OF MARICOPA COUNTY, ARIZONA.  
**AREA OF COMMON AREA:**  
51,075 SQUARE FEET OR 1.17 ACRES

**SURVEYOR'S CERTIFICATION**  
THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND TRUE TO THE SURVEY AND THAT THE BOUNDARIES AND OTHER BEING SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
ADDRESS 2: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
DATE: \_\_\_\_\_

**NOTES:**

- CONSTRUCTION WITHIN THE UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCING AND DRIVEWAYS.
- SMALLER SEWER OR ANY COMBINATION THEREOF, ONLY THROUGH DRAIN TO DITCHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA, NO TREES ARE ALLOWED.
- ALL EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE GREEN COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE OWNER.
- ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.
- NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPED THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
- VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24 IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT AREAS. ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 6' ABOVE THE GROUND LEVELS SHALL BE SPACED NOT LESS THAN 8' APART.
- ALL COMMON ELEMENTS SHALL BE CONSTRUCTED BY A LICENSED CONTRACTOR AND SHALL BE OWNED IN COMMON, WITH UNDIVIDED INTEREST BY ALL UNIT OWNERS OF THIS SUBDIVISION. THE COMMON PROPERTY SHALL BE THE PROPERTY OF THE CHAMBERLAIN FAMILY TRUST AND CC PROP, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY AS OWNERS OF UNITS OF THIS CONDOMINIUM. THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
- THE UNIT OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR RELOCATION OF THE COMMON ELEMENTS. THE SOURCE OF IRRIGATION WATER FOR RELOCATION SHALL BE THE SOURCE OF IRRIGATION WATER FOR (EFFLUENT), BUT IF RECLAIMED WATER IS UNAVAILABLE AT THE TIME OF CONSTRUCTION IN THE SUBDIVISION BEGINS, THE TITLEHOLDER (S) SHALL CAUSE THE COMMON ELEMENT TO BE IRRIGATED AND SUPPORTED BY AN IRRIGATION SYSTEM. THE SOURCE OF IRRIGATION WATER SHALL BE THROUGH SOURCES CONSISTENT WITH ARIZONA LAW AND THE RULES AND REGULATIONS OF THE ARIZONA DEPARTMENT OF WATER RESOURCES. SUPPORT SUCH COMMON ELEMENT IS AVAILABLE TO THE TITLEHOLDER (S) SHALL CAUSE EFFLUENT TO BE USED TO IRRIGATE THE COMMON ELEMENT.



**OWNERS/DEVELOPERS:**  
CHAMBERLAIN FAMILY TRUST  
1150 W. WASHINGTON, #120  
PH: (480) 894-1286  
CONTACT: JIM CHAMBERLAIN  
CC PROP, L.L.C.  
1150 W. WASHINGTON, #120  
TEMPE, AZ 85281  
PH: (480) 894-1286  
CONTACT: JIM CHAMBERLAIN

**ENGINEER:**  
COTTRELL ENGINEERING GROUP, INC.  
1150 W. WASHINGTON, #120  
TEMPE, AZ 85281  
PH: (480) 894-1286  
CONTACT: NATE COTTRELL

**BENCHMARK**  
SECTION 16, T11S, R6E, T3N, CITY OF CHANDLER BRASS BENCHMARK, 100' FROM THE CORNER OF THE INTERSECTION OF PALMWOOD DR. STRAIGHT NORTH OF BLDG. 6, 89' 11.21' EL. (1997 ADA).

**FLOOD ZONE**  
ACCORD TO THE FLOOD INSURANCE RATE MAP HAZARD2605 F DATED 07-16-03, THE WEST LINE OF PALMWOOD QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 5 EAST, G1A AND SALT RIVER BASE AND MERIDIAN, SMO LINE BEARS SOUTH 02 DEGREES 09 MINUTES 49 SECONDS WEST, 6' 89' 11.21' EL. (1997 ADA).

**APPROVALS**  
THIS IS TO CERTIFY THAT IN MY OPINION, ALL UTILITY PARCELS PLANNING POLICIES AND ARE SUITABLE FOR THE PURPOSE FOR WHICH THEY ARE PLATED

**PLANNING & DEVELOPMENT DIRECTOR**  
DATE: \_\_\_\_\_

**CITY ENGINEER**  
DATE: \_\_\_\_\_

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA  
DATE: \_\_\_\_\_ 2007  
BY: MAYOR \_\_\_\_\_ DATE: \_\_\_\_\_  
ATTEST: CITY CLERK \_\_\_\_\_ DATE: \_\_\_\_\_

**COTTRELL ENGINEERING GROUP, INC.**  
2001 N. 3rd St., #206 PH: (602) 507-5281  
PHOENIX, AZ 85004 FAX: (602) 507-5561

**WESTTECH**  
CHANDLER, ARIZONA

CHECKED BY: NJC  
DRAWN BY: TH  
PROJECT #: C06034  
DATE: 11/30/07  
SCALE: 1" = 20'  
**CONDOMINIUM PLAT  
LOT 4**

SHEET OF 1 2  
08.01





