#51
JAN 3 1 2008

Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning and Development – CC Memo No. 08-008**

DATE: JANUARY 14, 2008

TO: MAYOR AND CITY COUNCIL

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

FROM: KEVIN MAYO, PRINCIPAL PLANNER

SUBJECT: FPT07-0049 VINA ESCONDIDA

Request: Final Plat (FPT) approval

Location: Approximately ¼-mile south of the southeast corner of McQueen and Germann Roads

Project Info: 15-lot custom home subdivision on approximately 13-acres, minimum lot size of 20,000 square feet, 1.23 dwelling units per acre

Applicant: Jeff Wimmer
CMX, L.L.C.

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

BACKGROUND
This Final Plat is for a 15-lot custom single-family residential subdivision. The plat creates the lots and tracts, construction-phasing lines, establishes the necessary easements, and dedicates the required rights-of-way.

PROPOSED MOTION
Move to approve the Final Plat FPT07-0049 VINA ESCONDIDA, per Staff recommendation.

Attachment
1. Final Plat

FINAL PLAT OF VINA ESCONDIDA

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

NOTES

1) ALL UTILITIES AND ELECTRIC LINES ARE TO BE INSTALLED UNDERGROUND.

2) CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.

3) THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2002.

4) ALL INDIVIDUAL LOT AND TRACT 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.

5) 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.

6) 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.

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 4" ABOVE THE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.

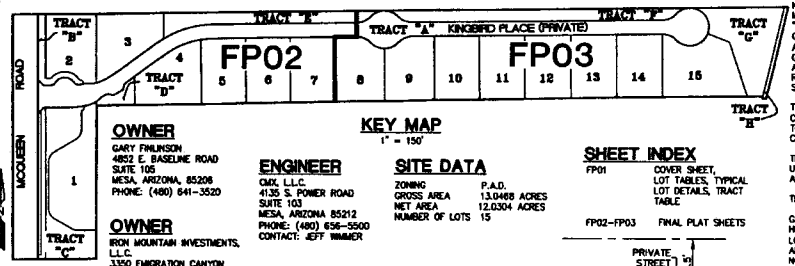
8) THIS SUBDIVISION IS LOCATED WITHIN FLOOD ZONE "X" PER FEMA FLOOD INSURANCE RATE MAP NO. 04013C3035H, DATED SEPTEMBER 30, 2005.

9) ALL TRACTS THAT WILL NOT BE CONVEYED TO THE CITY OF CHANDLER AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED THE CITY OF CHANDLER AND SHALL BE CONVEYED BY WARRANTY (OR SPECIAL WARRANTY) DEED TO THE VINA ESCONDIDA HOMEOWNERS ASSOCIATION. THE VINA ESCONDIDA HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.

10) THE PERSON(S) HOLDING TITLE TO THE COMMON AREA TRACTS ("TITLEHOLDER(S)") SHALL BE RESPONSIBLE FOR THE 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 THE 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.

11) THIS SUBDIVISION IS SUBJECT TO MATTERS SET FORTH IN RES. FCD-2001R003 BY THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY RECORDED IN DOC. NO. 01-261396, M.C.R.

12) THESE PRIVATE STREETS WILL REMAIN PRIVATE AND WILL NEVER CONVERT TO PUBLIC OWNERSHIP.



KEY MAP

1" = 150'

OWNER

GARY FINLINSON
4852 E. BASELINE ROAD
SUITE 105
MESA, ARIZONA, 85206
PHONE: (480) 641-3520

OWNER

IRON MOUNTAIN INVESTMENTS, L.L.C.
3350 EMIGRATION CANYON
SALT LAKE CITY, UT 84108
CONTACT: LANCE RICHARDS

ENGINEER

CMX, L.L.C.
4135 S. POWER ROAD
SUITE 103
MESA, ARIZONA 85212
PHONE: (480) 656-5500
CONTACT: JEFF WIMMER

SITE DATA

ZONING	P.A.D.
GROSS AREA	13.0468 ACRES
NET AREA	12.0304 ACRES
NUMBER OF LOTS	15

SHEET INDEX

FP01	COVER SHEET, LOT TABLES, TYPICAL LOT DETAILS, TRACT TABLE
FP02-FP03	FINAL PLAT SHEETS

LIENHOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN DOC. NO. 2006-0352334, 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 HAS SIGNED THEIR NAMES THIS _____ DAY OF _____, 20__.

SUNRISE BANK OF ARIZONA

BY: _____

ITS:

ACKNOWLEDGMENT

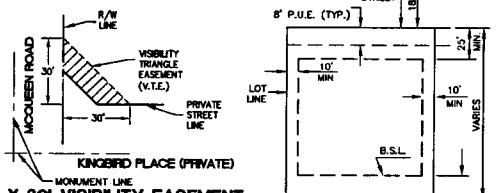
STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

ON THIS _____ DAY OF _____, 2008, 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: _____



30' X 30' VISIBILITY EASEMENT

(N.T.S.)

TYPICAL LOT DETAIL

(N.T.S.)

45% LOT COVERAGE
* 35' FOR TWO-STORY HOMES

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.

UTILITIES

WATER	CITY OF CHANDLER
SEWER	CITY OF CHANDLER
ELECTRIC	S.R.P.
TELEPHONE	QWEST
CABLE T.V.	COX COMMUNICATIONS
REFUSE COLLECTION	CITY OF CHANDLER

RATIFICATION

BY THIS RATIFICATION
DULY ELECTED PRESIDENT OF VINA ESCONDIDA HOMEOWNERS ASSOCIATION ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREIN.

SIGNATURE _____ DATE _____

ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 2008, 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 HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES: _____

LEGEND

V.T.E.	VISIBILITY TRIANGLE EASEMENT
C2	CURVE TABLE NUMBER
L3	LINE TABLE NUMBER
EL4	EASEMENT LINE TABLE NUMBER
RB5	RADIAL BEARING EASEMENT NUMBER
R/W	RIGHT-OF-WAY (MCQUEEN ROAD)
APN	ASSESSOR'S PARCEL NUMBER
V.N.A.E.	VEHICULAR NON-ACCESS EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
M.C.R.	MARICOPA COUNTY RECORDS
— — — —	SECTION LINE
————	LOT OR TRACT LINE
————	SUBDIVISION BOUNDARY LINE
- - - - - -	EASEMENT LINE
————	PRIVATE STREET
- - - - - -	V.N.A.E. LINE
— — — —	CENTERLINE
————	ADJACENT PROPERTY LINE
■	SHEET INDEX LINE (COVER SHEET)
●	SET BRASS CAP FLUSH PER MAG DTL 120-1 TYPE "B" UPON COMPLETION OF PAVING PLANS
⊗	SECTION CORNER (TYPE AS SHOWN)
▲	SUBDIVISION CORNER (SET 1/2" REBAR UNLESS OTHERWISE NOTED)
○	CENTER OF CUL-DE-SAC OR KNUCKLE
(1)	3.5' CITY OF CHANDLER WATER & STREET LIGHT EASEMENT

RATIFICATION

BY THIS RATIFICATION
DULY ELECTED PRESIDENT OF VINA ESCONDIDA HOMEOWNERS ASSOCIATION ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREIN.

SIGNATURE _____ DATE _____

ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 2008, 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 HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES: _____

LOT AREAS

LOT AREA TABLE	
LOT	SQ.FT.
1	30,743
2	22,295
3	23,047
4	23,547
5	20,362
6	20,234
7	20,155
8	21,054
9	21,032
10	20,067
11	20,070
12	20,071
13	20,031
14	20,008
15	29,819
TOTAL	332,504

TRACT AREAS

TRACT AREA TABLE			
TRACT	SQ. FT.	ACRES	DESCRIPTION OF USE
A	80,808	1.8551	VEHICLE & PEDESTRIAN ACCESS, EMERGENCY & SERVICE VEHICLE ACCESS, WATER AND SEWER EASEMENTS
B	5,352	0.1229	LANDSCAPE
C	30,510	0.7004	LANDSCAPE, RETENTION
D	3,946	0.0906	LANDSCAPE
E	18,886	0.4336	LANDSCAPE, RETENTION
F	22,993	0.5278	LANDSCAPE, RETENTION
G	29,038	0.6666	LANDSCAPE, RETENTION
H	2,440	0.0556	TO BE CONVEYED TO THE CITY OF CHANDLER BY SEPARATE INSTRUMENT FOR THE PASEO TRAILS SYSTEM
TOTAL	194,027	4.4542	

THE USES AND/OR EASEMENTS SHOWN IN THIS TRACT TABLE ARE BLANKET AND COVER THE ENTIRE TRACT. OTHER EASEMENTS MAY AFFECT ONLY PORTIONS OF THE ABOVE LISTED TRACTS AND ARE AS SHOWN ON THE PLAT SHEETS.

BASIS OF BEARING

BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11 TOWNSHIP 2 SOUTH, RANGE 5 EAST = NORTH 00 DEGREES 18 MINUTES 56 SECONDS WEST, A WARRANTY DEED FOR APN 303-32-020A USES AN ASSUMED NORTH BEARING FOR SAID WEST LINE. (DOC. NO. 06-0352333, M.C.R.)

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.

GREG G. RUGLAND
REGISTRATION NO. 29272
CMX, L.L.C.
3100 WEST RAY ROAD SUITE 201
CHANDLER, ARIZONA 85226

REGISTERED LAND SURVEYOR CERTIFICATE NO. 29272 GREG G. RUGLAND 1-11-08 ARIZONA, U.S.A.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT GARY FINLINSON, TRUSTEE OF THE GARY FINLINSON LIVING TRUST, AND IRON MOUNTAIN INVESTMENTS, L.L.C., A UTAH LIMITED LIABILITY COMPANY, AS OWNERS, HAVE SUBDIVIDED UNDER THE NAME OF "VINA ESCONDIDA" A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF SAID "VINA ESCONDIDA" AND HEREBY DECLARE THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES 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. MCQUEEN ROAD IS HEREBY DEDICATED TO THE CITY OF CHANDLER FOR THE USES SHOWN HEREON. EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

TRACTS A THROUGH G ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE VINA ESCONDIDA COMMUNITY ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR VINA ESCONDIDA ("THE DECLARATION"). TRACTS B THROUGH G ARE HEREBY PROVIDED FOR THE PURPOSES SHOWN HEREON AND AS MAY BE FURTHER DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO BE RECORDED CONCURRENTLY.

TRACT A IS DECLARED AS A PRIVATE STREET OVER WHICH ARE EASEMENTS TO BE DEDICATED TO THE PUBLIC FOR VEHICULAR AND PEDESTRIAN ACCESS, FOR PUBLIC UTILITIES, WATER, SEWER, LANDSCAPING, AND EGRESS FOR INSTALLATION OPERATION, MAINTENANCE OF SUCH UTILITIES, TRASH REMOVAL, SERVICE VEHICLES, POLICE AND FIRE PROTECTION AND OTHER EMERGENCY SERVICE VEHICLES.

TRACT H IS DESIGNATED AS TO BE PART OF THE PASEO TRAILS SYSTEM AND IS TO BE CONVEYED TO THE CITY OF CHANDLER BY SEPARATE INSTRUMENT.

GARY FINLINSON, TRUSTEE OF THE GARY FINLINSON LIVING TRUST, AND IRON MOUNTAIN INVESTMENTS, L.L.C., A UTAH LIMITED LIABILITY COMPANY, AS OWNERS, DO 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 CHANDLER MUNICIPAL AIRPORT; AND THE OWNERS (GRANTORS) DO FURTHER RELEASE AND DISCHARGE THE CITY, FOR THE USE AND BENEFIT OF THE PUBLIC AND AGENCIES OF THE CITY, OF AND FROM ALL LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER OR IN CONNECTION WITH THE OWNERS' (GRANTORS') PROPERTY ABOVE THREE HUNDRED FIFTY (350) FEET, TO AN INFINITE HEIGHT ABOVE THE SAME, WHETHER SUCH DAMAGE 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 OPERATION AT OR ON CHANDLER MUNICIPAL AIRPORT.

THE GRANTING OF THIS AVIGATION EASEMENT AND RELEASE DOES NOT RELIEVE THE OWNERS AND OPERATORS OF AIRCRAFT FROM LIABILITY FOR DAMAGES OR INJURY TO PERSONS OR PROPERTY 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 ITS HEIRS, ASSIGNS AND SUCCESSORS IN INTEREST TO ALL LOTS, TRACTS, AND PARCELS IN THE SAID SUBDIVISION AND OWNER FURTHER AGREES THAT THIS EASEMENT AND STATEMENT OF RELEASE SHALL BE A COVENANT RUNNING WITH THE LAND.

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

IN WITNESS WHEREOF: GARY FINLINSON, TRUSTEE OF THE GARY FINLINSON LIVING TRUST, AND IRON MOUNTAIN INVESTMENTS, L.L.C., A UTAH LIMITED LIABILITY COMPANY, AS OWNERS, HAVE HEREUNTO CAUSED THEIR CORPORATE NAMES TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURES OF THE OFFICERS LISTED BELOW, THEREUNTO DULY AUTHORIZED.

IRON MOUNTAIN INVESTMENTS, L.L.C., A UTAH LIMITED LIABILITY COMPANY

BY: _____
LANCE RICHARDS
ITS:

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

ON THIS _____ DAY OF _____, 2008, 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: _____

GARY FINLINSON, TRUSTEE OF THE GARY FINLINSON LIVING TRUST

_____
GARY FINLINSON

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

ON THIS _____ DAY OF _____, 2008, 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: _____

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.

PLANNING AND DEVELOPMENT DIRECTOR _____ DATE _____

CERTIFICATION

THIS IS TO CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE CITY CODE HAVE BEEN COMPLIED WITH AND THAT THE PROPOSED 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 EASEMENT DESCRIBED AND SHOWN HEREON AS BEING VACATED OR ABANDONED.

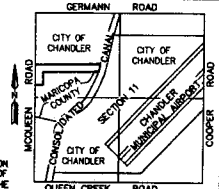
APPROVAL

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS _____ DAY OF _____, 2008.

BY: _____
MAYOR _____ DATE _____

ATTEST: _____
CITY CLERK _____ DATE _____

COUNTY RECORDER



VICINITY MAP
NOT TO SCALE

CHANDLER OFFICE
3100 W. RAY RD. STE 201
CHANDLER, ARIZONA 85226
PH: (480) 656-5500
FAX: (480) 848-1918

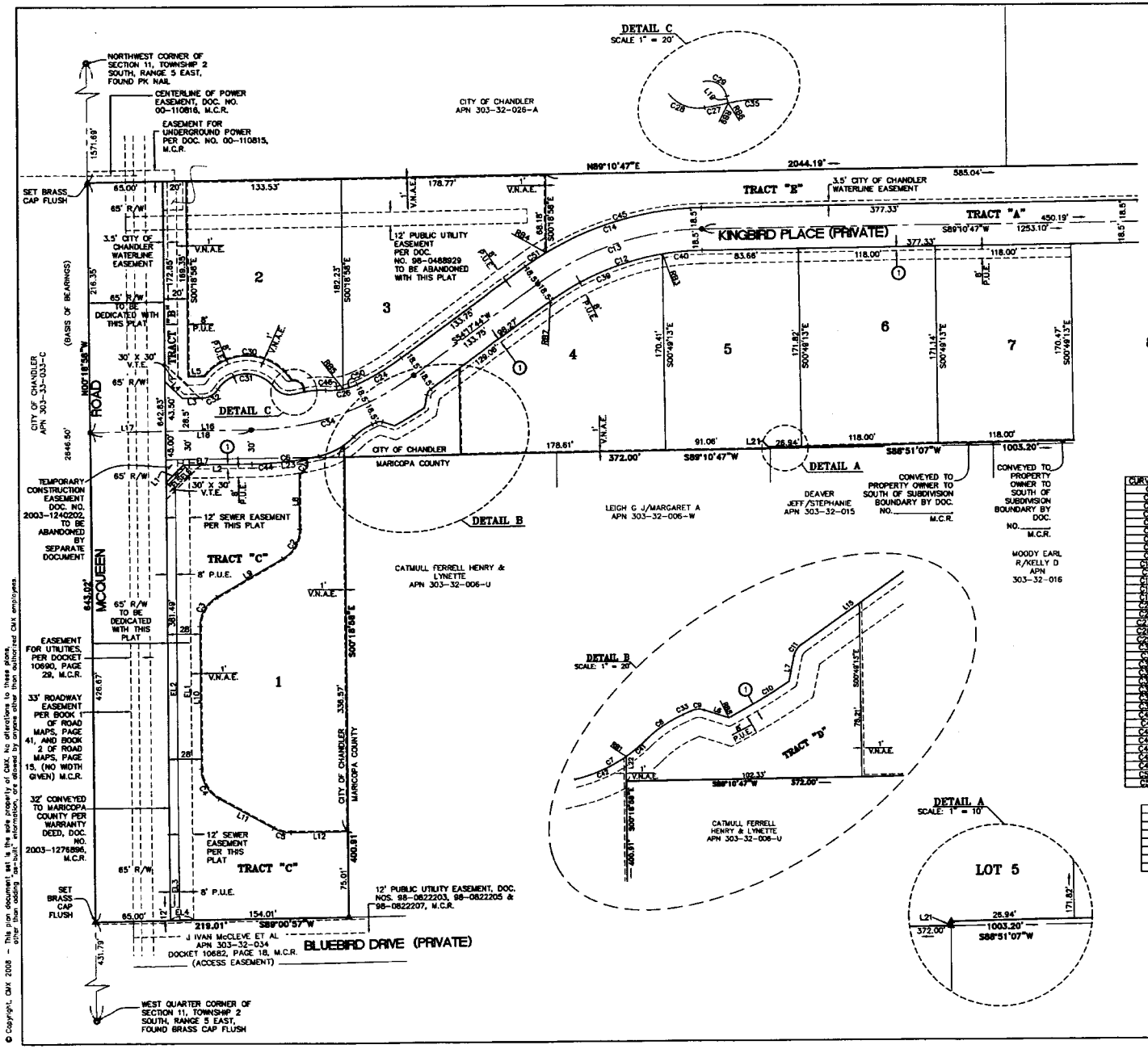
CMX
ARIZONA FLORIDA MARYLAND NEVADA NEW JERSEY NEW YORK PENNSYLVANIA MEXICO

VINA ESCONDIDA
MCQUEEN ROAD, SOUTH OF GERMANN ROAD
CHANDLER, ARIZONA
FINAL PLAT

C.O.C. LOG NO. FP1 07-0049
CMX PROJ: 7329
DATE: NOV 2007
SCALE: N.T.S.
DESIGNED: CMX
DRAWN: NDG
APPROVED: GGR
REV.

DWG. NO. FP01
SHT. 1 OF 3

© Copyright, CMX 2008 - This plan document set is the sole property of CMX. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized CMX employees.



LEGEND

V.T.E.	VISIBILITY TRIANGLE EASEMENT
C2	CURVE TABLE NUMBER
L3	LINE TABLE NUMBER
R/W	RIGHT-OF-WAY
APN	ASSESSOR'S PARCEL NUMBER
V.N.A.E.	VEHICULAR NON-ACCESS EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
M.C.R.	MARICOPA COUNTY RECORDS

- SECTION LINE
- LOT OR TRACT LINE
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- V.N.A.E. LINE
- CENTERLINE
- ADJACENT PROPERTY LINE

- SET BRASS CAP FLUSH PER MAG DTL 120-1 TYPE "B" UPON COMPLETION OF PAVING PLANS
- SECTION CORNER (TYPE AS SHOWN)
- SUBDIVISION CORNER (SET 1/2" REBAR UNLESS OTHERWISE NOTED)
- MARKS CENTER OF CUL-DE-SAC OR KNUCKLE (NOTHING SET)
- 3.5' CITY OF CHANDLER WATER & STREET LIGHT EASEMENT

CURVE	LENGTH	RADIUS	DELTA
C1	12.78'	8.00'	91°21'50"
C2	31.15'	30.00'	59°28'51"
C3	31.15'	30.00'	59°28'51"
C4	31.77'	30.00'	60°40'5"
C5	15.71'	30.00'	30°0'0"
C6	56.37'	280.00'	11°52'40"
C7	35.56'	65.00'	31°20'57"
C8	19.71'	56.00'	20°9'48"
C9	5.69'	8.00'	42°9'32"
C10	30.40'	278.50'	6°15'12"
C11	8.03'	8.00'	45°9'8"
C12	140.88'	231.49'	34°53'1"
C13	139.76'	230.00'	34°53'1"
C14	163.47'	268.50'	34°53'1"
C24	45.54'	231.50'	11°16'14"
C26	28.23'	56.00'	28°52'45"
C27	10.38'	222.50'	2°40'23"
C28	17.78'	15.00'	67°40'0"
C29	13.11'	8.17'	91°58'32"
C30	67.79'	44.50'	113°2'18"
C31	56.38'	29.00'	111°24'38"
C32	13.92'	15.00'	57°10'48"
C33	3.60'	288.50'	0°48'59"
C34	132.72'	250.00'	34°53'1"
C35	19.22'	64.00'	17°12'58"
C36	100.40'	50.00'	115°2'58"
C39	108.41'	231.49'	26°21'0"
C40	34.47'	231.49'	8°32'3"
C41	10.86'	65.00'	9°35'10"
C42	24.61'	65.00'	21°41'25"
C43	11.68'	280.00'	2°23'28"
C44	46.69'	280.00'	9°33'14"
C45	141.98'	268.50'	30°17'53"
C46	13.35'	56.00'	13°42'21"
C50	12.88'	56.00'	13°10'23"
C51	21.49'	268.50'	4°35'10"

LINE	BEARING	LENGTH
RB1	N34°27'17"W	88.00'
RB3	S89°50'43"E	231.39'
RB4	S31°07'06"E	268.50'
RB5	S11°15'39"E	56.00'
RB6	N12°34'09"W	222.50'
RB7	N35°41'44"W	231.39'
RB8	N27°36'45"W	278.50'

LINE	BEARING	LENGTH
EL1	S00°18'58"E	396.43'
EL2	N00°18'58"W	378.10'
EL3	N89°00'57"E	8.00'
EL4	N89°00'57"E	20.00'
EL5	N44°45'57"E	11.36'
EL6	N44°45'57"E	8.31'
EL7	N89°10'53"E	5.00'

LINE	BEARING	LENGTH
L1	N44°25'57"E	21.31'
L2	N89°10'53"E	58.64'
L3	N89°10'53"E	17.06'
L4	N45°34'03"W	21.12'
L5	N89°10'53"E	14.27'
L6	N77°47'23"W	11.31'
L7	N11°08'39"E	11.25'
L8	N00°18'58"W	49.00'
L9	N59°10'53"E	65.32'
L10	N00°18'58"W	123.86'
L11	N60°58'01"W	52.37'
L12	N89°00'57"E	50.00'
L15	N54°17'44"E	30.61'
L16	N89°10'53"E	74.38'
L17	N89°10'53"E	65.00'
L18	N89°10'53"E	138.38'
L19	N12°34'09"W	3.63'
L21	N00°49'13"W	1.00'
L22	N00°18'58"W	10.66'
L23	N10°22'21"W	3.38'

COUNTY RECORDER

© Copyright, CMX 2008 – This plan document, set is the sole property of CMX. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than CMX employees.

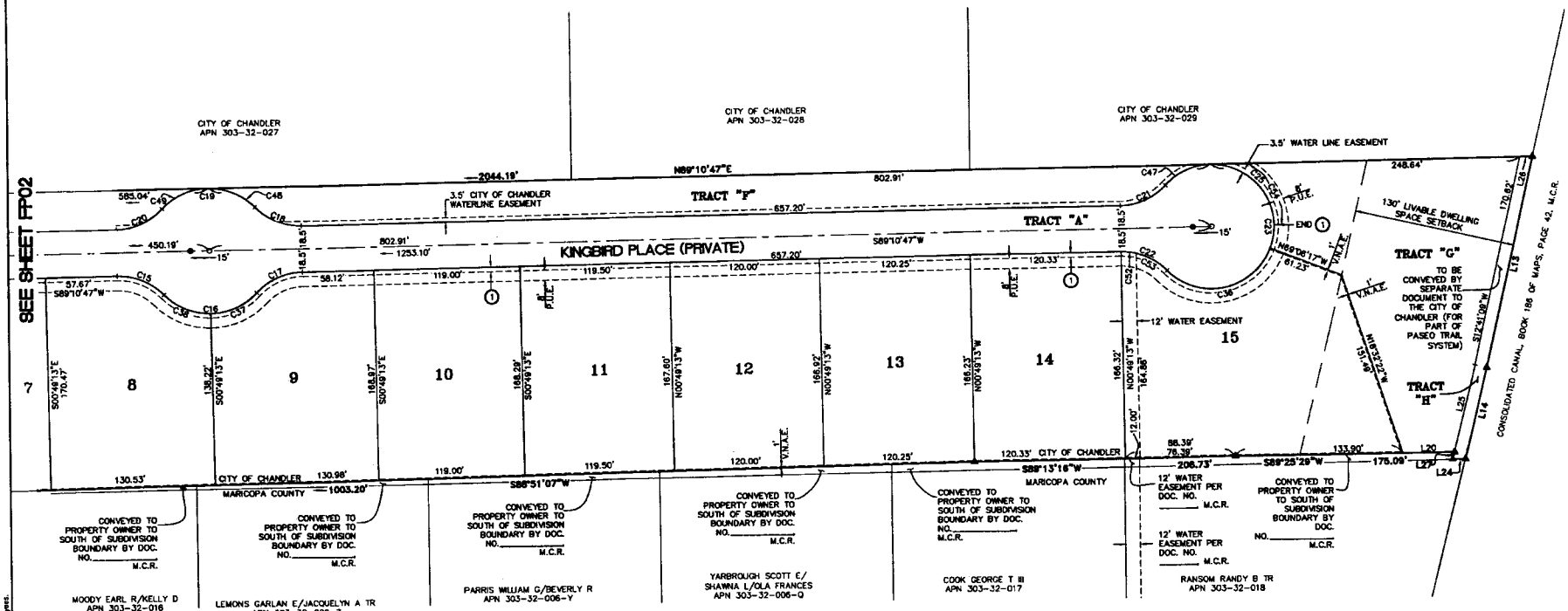
CMX
CHANDLER OFFICE
3100 W. RAY ROAD, STE. 201
CHANDLER, ARIZONA 85226
PH (480) 848-1900
FAX (480) 848-1918
ARIZONA FLORIDA MARYLAND NEVADA NEW JERSEY NEW YORK PENNSYLVANIA MEXICO

VINA ESCONDIDA

MCQUEEN ROAD, SOUTH OF GERMANN ROAD
CHANDLER, ARIZONA

FINAL PLAT

C.O.C. LOG NO. FPT 07-0049
DWG. NO. FP02
CMX PROJ. 7329
DATE: NOV 2007
SCALE: 1" = 40'
DESIGNED: CMX
DRAWN: NDG
APPROVED: GDR
REV.
SHT. 2 OF 3



LEGEND

V.T.E.	VISIBILITY TRIANGLE EASEMENT
C2	CURVE TABLE NUMBER
L3	LINE TABLE NUMBER
R/W	RIGHT-OF-WAY
APN	ASSESSOR'S PARCEL NUMBER
V.N.A.E.	VEHICULAR NON-ACCESS EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
M.C.R.	MARICOPA COUNTY RECORDS

SECTION LINE
LOT OR TRACT LINE
BOUNDARY LINE
EASEMENT LINE
RIGHT-OF-WAY LINE
V.N.A.E. LINE
CENTERLINE
ADJACENT PROPERTY LINE

● SET BRASS CAP FLUSH PER MAG DTL 120-1 TYPE "B" UPON COMPLETION OF PAVING PLANS
⊙ SECTION CORNER (TYPE AS SHOWN)
▲ SUBDIVISION CORNER (SET 1/2" REBAR UNLESS OTHERWISE NOTED)
○ MARKS CENTER OF CUL-DE-SAC OR KNUCKLE (NOTHING SET)
① 3.5' CITY OF CHANDLER WATER & STREET LIGHT EASEMENT

LINE	BEARING	LENGTH
L13	S17°21'09"W	17.512'
L14	S13°46'58"W	75.58'
L20	N89°25'29"E	41.19'
L21	S89°10'47"W	10.33'
L25	S13°46'58"W	72.05'
L26	N89°10'47"W	10.26'
L27	N13°46'58"E	6.04'

CURVE	LENGTH	RADIUS	DELTA
C15	40.81'	50.00'	46°45'52"
C16	81.62'	50.00'	93°31'44"
C17	40.81'	50.00'	46°45'52"
C18	40.81'	50.00'	46°45'52"
C19	81.62'	50.00'	93°31'44"
C20	40.81'	50.00'	46°45'52"
C21	40.81'	50.00'	46°45'52"
C22	40.81'	50.00'	46°45'52"
C23	238.70'	50.00'	273°31'44"
C45	97.18'	50.00'	138°38'48"
C46	100.40'	50.00'	115°7'56"
C47	40.81'	50.00'	46°45'52"
C48	40.81'	50.00'	46°45'52"
C49	40.81'	50.00'	46°45'52"
C52	12.12'	50.00'	13°53'12"
C53	28.69'	50.00'	32°52'40"
C54	64.56'	53.00'	69°8'37"

N

40 20 0 40 80
SCALE FEET

COUNTY RECORDER

© Copyright, CMX 2006 - This plan document set is the sole property of CMX. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized CMX employees.

3100 W. CHANDLER OFFICE
BLVD. SUITE 2-700
CHANDLER, ARIZONA 85226
PH (480) 848-1900
FAX (480) 848-1918
CMX
ARIZONA FLORIDA MARYLAND NEVADA NEW JERSEY
NEW YORK PENNSYLVANIA WASHINGTON

VINA ESCONDIDA

MCQUEEN ROAD, SOUTH OF GERMANN ROAD
CHANDLER, ARIZONA

FINAL PLAT

C.O.C. LOG NO. FPT 07-0049
CMX PROJ: 73329
DATE: NOV 2007
SCALE: 1" = 40'
DESIGNED: CMX
DRAWN: NDG
APPROVED: GGR
REV.

DWG. NO. FP03
SHT. 3 OF 3