



Chandler • Arizona
Where Values Make The Difference

#49
MAY 08 2008

MEMORANDUM

Planning & Development - CC Memo No. 08-093

DATE: APRIL 21, 2008

TO: MAYOR AND CITY COUNCIL

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

FROM: ERIK SWANSON, CITY PLANNER 

SUBJECT: FPT08-0004 MISTY MATE

Request: Final Plat approval

Location: Northeast corner of Elliot Road and Colorado Street
East of the northeast corner of Arizona Avenue and Elliot Road

Applicant: Knudsen-Smith Engineering, Inc.

Project Info: Replat of Lot 24 in the Arizona Corporate Park North

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and Planned Area Development (PAD) zoning, Staff recommends approval.

BACKGROUND

This final plat is a replat of Lot 24 in the Arizona Corporate Park North for Misty Mate. The plat creates the lots and tracts, construction phasing lines, establishes the necessary easements, and dedicates the required right-of-way.

PROPOSED MOTION

Motion to approve Final Plat FPT08-0004 MISTY MATE, per Staff recommendation.

Attachments

1. Final Plat
2. Vicinity Map

FINAL PLAT FOR MISTY MATE

A REPLAT OF LOT 24 OF ARIZONA CORPORATE PARK NORTH, BOOK 297 OF MAPS, PAGE 24 AND LOT 2 OF SAVAGE UNIVERSAL PLAT, BOOK 433 OF MAPS, PAGE 9, RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN.

DEDICATION

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS THAT MISTY MATE, INC., AS OWNER, HAS RE-SUBDIVIDED UNDER THE NAME OF "MISTY MATE", A REPLAT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, T15 R5E OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON. MISTY MATE, INC. DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "MISTY MATE" AND HEREBY DECLARES THAT SAID REPLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE STREETS, LOT AND EASEMENTS CONSTITUTING THE SAME. EACH STREET AND LOT SHALL BE KNOWN BY THE NAME OR NUMBER GIVEN TO EACH RESPECTIVELY ON SAID PLAT. MISTY MATE, INC. HEREBY FURTHER DEDICATES TO THE CITY OF CHANDLER A BLANKET EASEMENT FOR EMERGENCY VEHICULAR ACCESS. 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 ABUTTING PROPERTY OWNER.

OWNER WARRANTS AND REPRESENTS TO THE CITY OF CHANDLER TO BE THE SOLE OWNER OF THE PROPERTY COVERED HEREBY AND THAT EVERY EASEMENT HOLDER, OR OTHER PERSON, OR ENTITY, HAVING ANY INTEREST IN THE LAND ADVERSE TO OR INCONSISTENT WITH THE DEDICATIONS, CONVEYANCES, OR OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS REPLAT HAS CONSENTED TO, OR JOINED IN THIS PLAT, AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE, OR WHICH OWNER WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS REPLAT IS RECORDED.

IN WITNESS WHEREOF, DAVID J. BANDAWAT, AS OWNER, HAS HERETO CAUSED HIS CORPORATE SEAL TO BE AFFIXED AND THE SAME TO BE TESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THERETO DULY AUTHORIZED, THIS DAY OF _____, 2008.

BY _____ ITS _____

ACKNOWLEDGEMENT

ACKNOWLEDGMENT:

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

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 HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: _____ DATE _____

MY COMMISSION EXPIRES: _____

LIEN HOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED AS BENEFCIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN DIV. 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 _____, 20____.

BY: _____

ITS _____

ACKNOWLEDGEMENT

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

ON THIS _____ DAY OF _____, 20____, 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 HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: _____ DATE _____

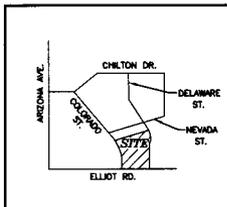
MY COMMISSION EXPIRES: _____

ENGINEERING

KNUDSEN-SMITH ENGINEERING, INC.
2525 W. GREENWAY ROAD SUITE 302
PHOENIX, ARIZONA 85023
PH: (602)347-7447
FX: (602)248-1310
CONTACT: CRAIG SMITH

OWNER

MISTY MATE, INC.
635 N. FIESTA BLVD. SUITE 1
GILBERT, AZ 85233
PH: (480)967-8448
FX: (480)967-7008
CONTACT: DAVID J. BANDAWAT



VICINITY MAP
N.T.S.

LEGEND

- FOUND BRASS CAP IN HANDHOLE
- FOUND BRASS CAP FLUSH
- FND 1/2" REBAR W/ CAP L.S. 31020 (UNLESS OTHERWISE NOTED)
- PROPERTY LINE
- - - - ST. CENTERLINE
- EASEMENT
- L.E. LANDSCAPE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- E.E. ELECTRIC EASEMENT
- V.A.E. VEHICULAR NON-ACCESS EASEMENT
- R/W RIGHT-OF-WAY
- (M) MEASURED
- (R) RECORDED
- (R1) RECORDED PER MCR 297-24
- (R2) RECORDED PER MCR 433-09

SHEET INDEX

FINAL PLAT COVER SHEET P-1
FINAL PLAT SHEET P-2

AREA

GROSS: 5.29 ACRES (230,496 SQ.FT.)
NET: 4.28 ACRES (186,234 SQ.FT.)

LEGAL DESCRIPTION

PARCEL 1: LOT 24, ARIZONA CORPORATE PARK NORTH, ACCORDING TO BOOK 297 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA.
PARCEL 2: LOT 2, SAVAGE UNIVERSAL PLAT, ACCORDING TO BOOK 433 OF MAPS, PAGE 9, RECORDS OF MARICOPA COUNTY, ARIZONA.

CERTIFICATIONS

THIS IS TO CERTIFY THAT THIS REPLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED LAND SURVEYOR #43478 DATE
KNUDSEN-SMITH ENGINEERING, INC.
2525 W. GREENWAY ROAD
SUITE 302
PHOENIX, ARIZONA 85023



APPROVALS

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 _____ DATE
DIRECTOR

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

CITY ENGINEER _____ DATE

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

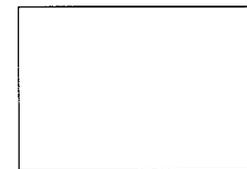
APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS _____ DAY OF _____, 2008.

MAYOR _____ DATE _____

ATTEST: _____

CITY CLERK _____ DATE _____

COUNTY RECORDER



**KNUDSEN-SMITH
ENGINEERING, INC.**

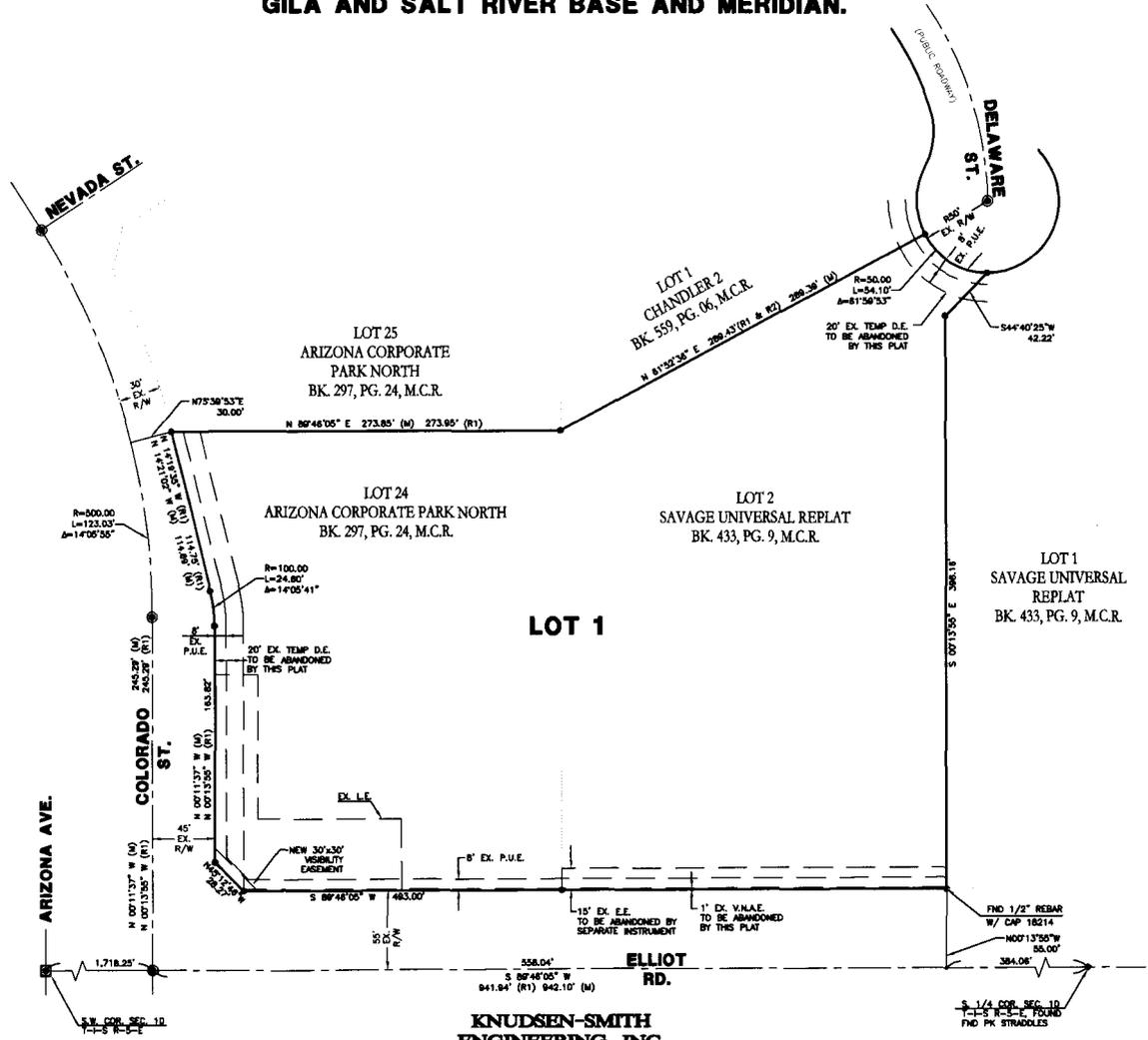
2525 West Greenway Road, Suite 302
Phoenix, Arizona 85023
PH (602) 347-7447 FAX (602) 248-1310

FINAL PLAT FOR MISTY MATE

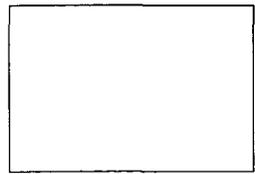
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- PROPERTY LINE
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- R/W RIGHT-OF-WAY
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- (R1) RECORDED PER MCR 297-24
- (R2) RECORDED PER MCR 433-08

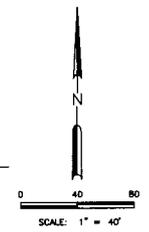


COUNTY RECORDER



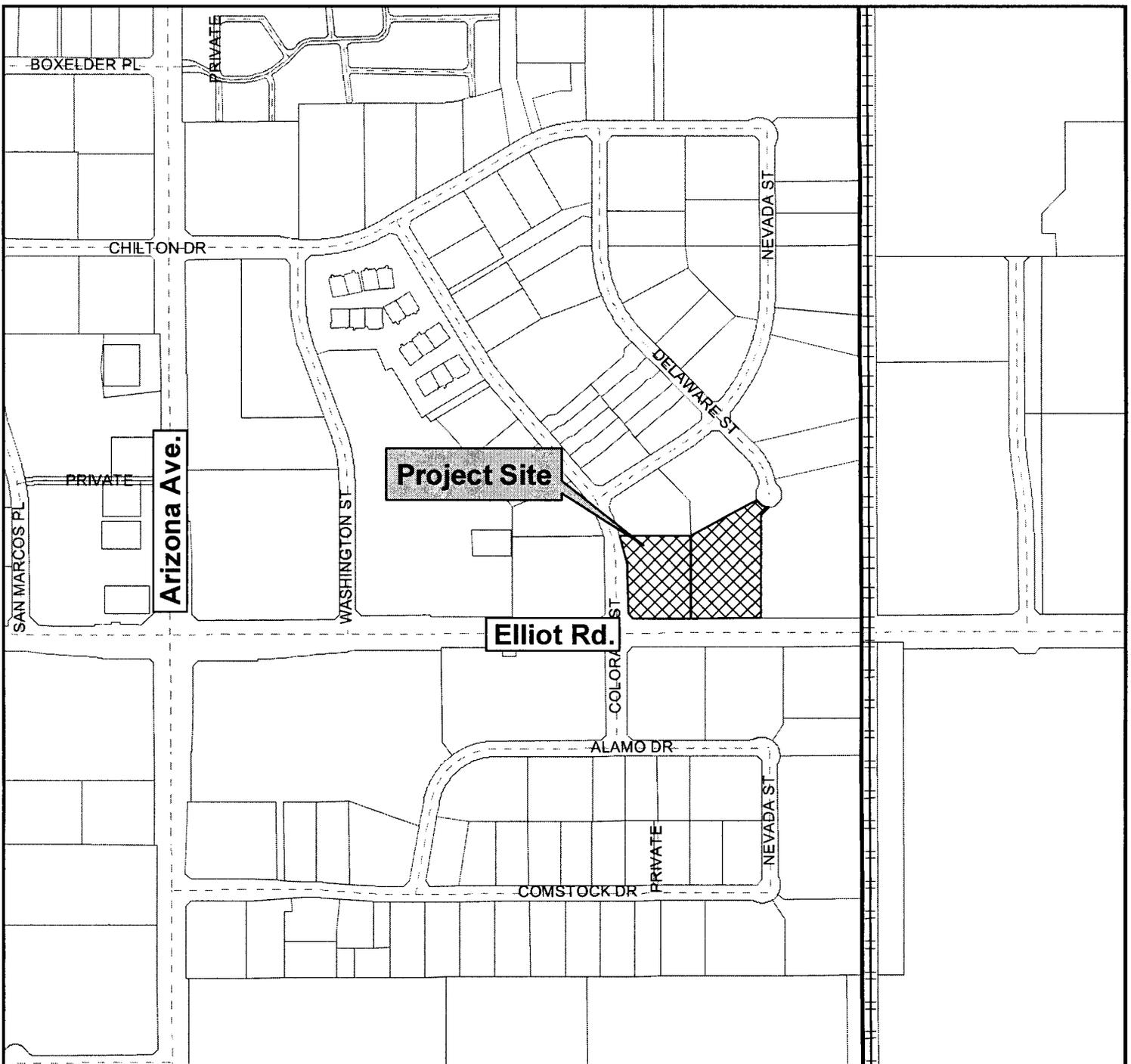
Z:\070-18-07 MISTY MATE\DWG\PLAT\FINAL-PLAT.DWG P=2 (04-11-08 2:42:45PM) CRMG

**KNUDSEN-SMITH
ENGINEERING, INC.**
2525 West Greengrove Road, Suite 302
Phoenix, Arizona 85023
PH (602) 347-7447 FAX (602) 249-1310

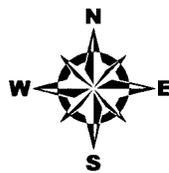
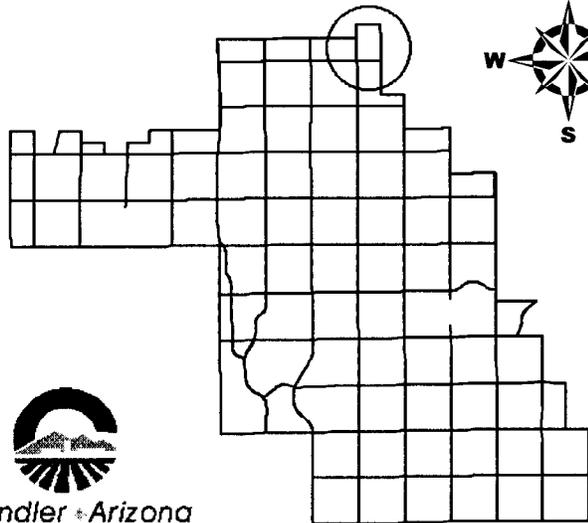


JOB NO. 070-18-07
DATE 04-08-08
2 OF 2 SHEETS

C.C.C. LOG NO. FPT08-0004



Vicinity Map



Misty Mate



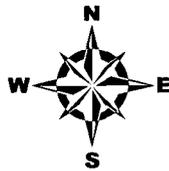
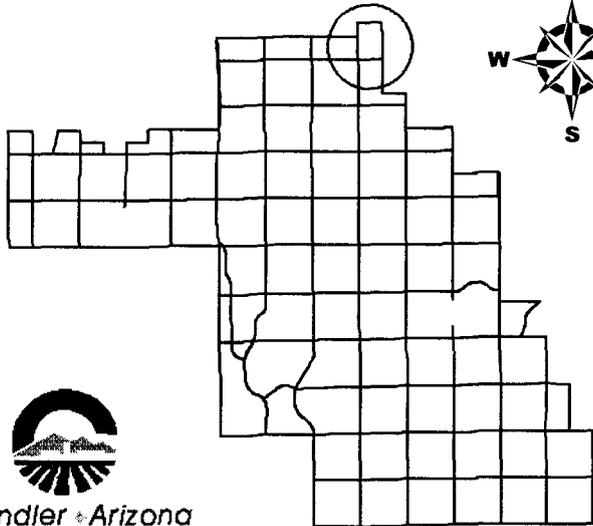


Project Site

Arizona Ave.

Elliot Rd.

Vicinity Map



Misty Mate



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Where Values Make The Difference



Vicinity Map



Misty Mate