

# 20

MAY 22 2008



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

**MEMORANDUM**

**Planning and Development – CC Memo No. 08-094**

**DATE:** MAY 8, 2008

**TO:** MAYOR AND CITY COUNCIL

**THRU:** W. MARK PENTZ, CITY MANAGER *WMP*  
DOUG BALLARD, PLANNING AND DEVELOPMENT DIRECTOR *DB*  
JEFF KURTZ, ASSISTANT PLANNING AND DEVELOPMENT DIRECTOR *JK*  
KEVIN MAYO, ACTING PLANNING MANAGER *KM*

**FROM:** JODIE M. NOVAK, MEP, SENIOR CITY PLANNER *JMN*

**SUBJECT:** PPT08-0009 MARKETPLACE COMMONS AT FULTON RANCH

**Request:** Preliminary Plat approval

**Location:** West of the northwest corner of Arizona Avenue and Chandler Heights Road

**Applicant:** Hunter Engineering

**Project Info:** Approximately an 6.71-acre parcel with 8 buildings

**RECOMMENDATION**

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

**BACKGROUND**

This Preliminary Plat is for an office condominium development consisting of 8 buildings. The plat creates the lots, tracts, and easements necessary for the property's development.

**PLANNING COMMISSION VOTE REPORT**

Motion to Approve.

In Favor: 6    Opposed: 0

**RECOMMENDED ACTION**

Staff recommends approval of the Preliminary Plat subject to the following condition:

CC Memo No. 08-094

May 8, 2008

Page 2 of 2

1. Approval by the City Engineer and Director of Planning and Development with regard to the details of all submittals required by code or condition.

**PROPOSED MOTION**

Motion to recommend approval of Preliminary Plat PPT08-0009 MARKETPLACE COMMONS AT FULTON RANCH, per Planning Commission and Staff recommendation.

**Attachments**

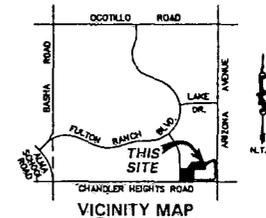
1. Vicinity Map
2. Preliminary Plat

# "MARKETPLACE COMMONS AT FULTON RANCH"

A CONDOMINIUM IN THE CITY OF CHANDLER

A REPLAT OF LOT 1 OF "MARKETPLACE PLAZA AT FULTON RANCH", AS RECORDED IN BOOK 966, PAGE 46, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNER: CHAMPION MARKETPLACE COMMONS, LLLP



DESIGN BY: K.K.
DRAWN BY: K.K.
CHECKED BY: J.M.
DATE
REVISION
PURPOSE:
CONDOMINIUM PLAT

## DEDICATION

STATE OF ARIZONA  
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

CHAMPION MARKETPLACE COMMONS, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, HERINAFTER REFERRED TO AS "OWNER", HAS SUBDIVIDED UNDER THE NAME OF "MARKETPLACE COMMONS AT FULTON RANCH", A CONDOMINIUM IN COMPLIANCE WITH THE CONDOMINIUM SECTIONS 33-1201 THROUGH 33-1270 OF THE ARIZONA REVISED STATUTES, LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, HEREBY PUBLISHES THIS PLAT AS AND FOR THE FINAL PLAT FOR "MARKETPLACE COMMONS AT FULTON RANCH", A CONDOMINIUM AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE BOUNDARIES OF THE CONDOMINIUM, THE DIMENSIONS OF THE BUILDINGS, UNITS AND EASEMENTS CONSTITUTING THE SAME, AND THAT EACH UNIT SHALL BE KNOWN BY THE BUILDING LETTER AND NUMBER, GIVEN EACH RESPECTIVELY ON SAID PLAT.

CHAMPION MARKETPLACE COMMONS, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, HEREBY WARRANTS AND REPRESENTS TO THE CITY OF CHANDLER, TO BE THE SOLE OWNER OF THE PROPERTY COVERED HEREON, AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON OR ENTITY HAVING ANY INTEREST IN THE LAND ADHERE TO, OR INCONSISTENT WITH, THE DEDICATIONS, CONVEYANCES OR OTHER REAL PROPERTY INTERESTS CREATED OR TRANSFERRED BY THIS MAP HAS CONSENTED TO OR JOINED IN THIS MAP AS EVIDENCE BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH OWNER WILL RECORD NO LATER THAN THE DATE ON WHICH THIS PLAT WAS RECORDED.

IN WITNESS WHEREOF, CHAMPION MARKETPLACE COMMONS, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, AS OWNER HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AS THE UNDERSIGNED OWNER, THEREUNTO DULY AUTHORIZED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2008.

DECLARANT:

CHAMPION MARKETPLACE COMMONS, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP

BY: CHAMPION DEVELOPMENTS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

ITS: GENERAL PARTNER

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

ROCKY LYONS  
MANAGER

## NOTARY ACKNOWLEDGMENT

STATE OF ARIZONA  
COUNTY OF MARICOPA

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2008, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ROCKY LYONS, AND ACKNOWLEDGED HIMSELF TO BE MANAGER OF CHAMPION DEVELOPMENTS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS THE GENERAL PARTNER OF CHAMPION MARKETPLACE COMMONS, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, ON BEHALF OF THE LIMITED LIABILITY LIMITED PARTNERSHIP, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

## LIEN HOLDER'S RATIFICATION

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED BEING THE BENEFCIARY OF RECORD IN DEEDS OF TRUST DATED ON NOVEMBER 13, 2007 AND RECORDED ON NOVEMBER 20, 2007, IN DOCUMENT NUMBERS 2007-1238443 AND 2007-1238447, RECORDS OF MARICOPA COUNTY, ARIZONA, WITH RESPECT TO CERTAIN PROPERTY WHICH HAS BEEN PLATTED HEREON, RATIFIES, CONFIRMS AND APPROVES THE CONDOMINIUM MAP AND EVERY DEDICATION MORE SPECIFICALLY SET FORTH HEREON.

IN WITNESS WHEREOF:

THE UNDERSIGNED HAS CAUSED ITS NAME TO BE SIGNED AND TO BE AFFIXED BY ITS UNDERSIGNED OFFICER BEING THEREUNTO DULY AUTHORIZED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2008.

HOME NATIONAL BANK

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

TITLE: \_\_\_\_\_

## OWNER/DEVELOPER

CHAMPION MARKETPLACE COMMONS, LLLP  
c/o CHAMPION DEVELOPMENTS, L.L.C.  
10450 N. 74TH STREET, SUITE 100  
SCOTTSDALE, ARIZONA 85258  
PHONE: (480) 822-1012  
CONTACT: ROCKY LYONS

## SURVEYOR

HUNTER ENGINEERING, INC.  
10450 N. 74TH STREET, SUITE 200  
SCOTTSDALE, ARIZONA 85258  
PHONE: (480) 961-7845  
CONTACT: KENNETH J. KLAVUS

## ARCHITECT

PI GROUP, INC.  
15674 N. 77TH STREET  
SCOTTSDALE, ARIZONA 85260  
PHONE: (602) 277-1877  
CONTACT: MICHAEL T. FRIES

## NOTARY ACKNOWLEDGMENT

STATE OF ARIZONA  
COUNTY OF MARICOPA

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2008, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ AND ACKNOWLEDGED HIMSELF TO BE \_\_\_\_\_ OF HOME NATIONAL BANK, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

## OWNERS ASSOCIATION RATIFICATION

BY THIS RATIFICATION \_\_\_\_\_ DULY ELECTED \_\_\_\_\_ OF \_\_\_\_\_ A CONDOMINIUM OWNERS ASSOCIATION

ACKNOWLEDGES THE RESPONSIBILITIES IDENTIFIED HEREON.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

## NOTARY ACKNOWLEDGMENT

STATE OF ARIZONA  
COUNTY OF MARICOPA

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2008, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ AND ACKNOWLEDGED HIMSELF/HERSELF TO BE \_\_\_\_\_ OF \_\_\_\_\_ BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

## SHEET INDEX

SHEET 1	DEDICATION, RATIFICATIONS, ACKNOWLEDGMENTS, CITY SIGNATURE BLOCKS, SURVEYOR CERTIFICATION
SHEET 2	NOTES, LEGAL DESCRIPTION, BASIS OF BEARING, LAND AREA
SHEET 3	SITE PLAN
SHEET 4	EXISTING EASEMENTS, BUILDING AREA TABLES, PARKING SPACE DETAILS
SHEET 5	UNIT DIMENSIONS
SHEET 6	UNIT DIMENSIONS
SHEET 7	UNIT DIMENSIONS
SHEET 8	BUILDING SECTIONS
SHEET 9	BUILDING SECTIONS

## CERTIFICATIONS

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

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

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 45-578, ARIZONA REVISED STATUTES.

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

## CITY COUNCIL APPROVAL

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

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

ATTEST: \_\_\_\_\_ DATE \_\_\_\_\_

## LAND SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF JANUARY, 2007; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

REGISTERED LAND SURVEYOR #33660 \_\_\_\_\_ DATE \_\_\_\_\_

## RECORDER



CIVIL AND SURVEY  
HUNTER ENGINEERING  
10450 N. 74TH ST. SUITE 200  
SCOTTSDALE, ARIZONA 85258  
PHONE: (480) 961-7845  
FAX: (480) 961-7846

"MARKETPLACE COMMONS AT FULTON RANCH"  
A CONDOMINIUM IN THE CITY OF CHANDLER  
AS RECORDED IN BOOK 966, PAGE 46, RECORDS OF MARICOPA COUNTY,  
ARIZONA, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 21,  
TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE  
AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 21  
TOWNSHIP: 2 S.  
RANGE: 5 E.  
JOB NO:  
CHMP011-CP  
SCALE  
1"=60'  
SHEET  
1 of 9

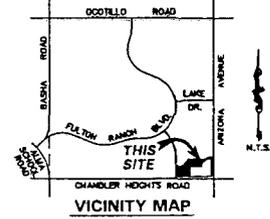
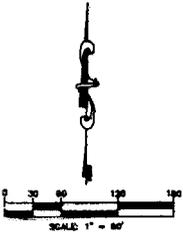


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A CONDOMINIUM IN THE CITY OF CHANDLER

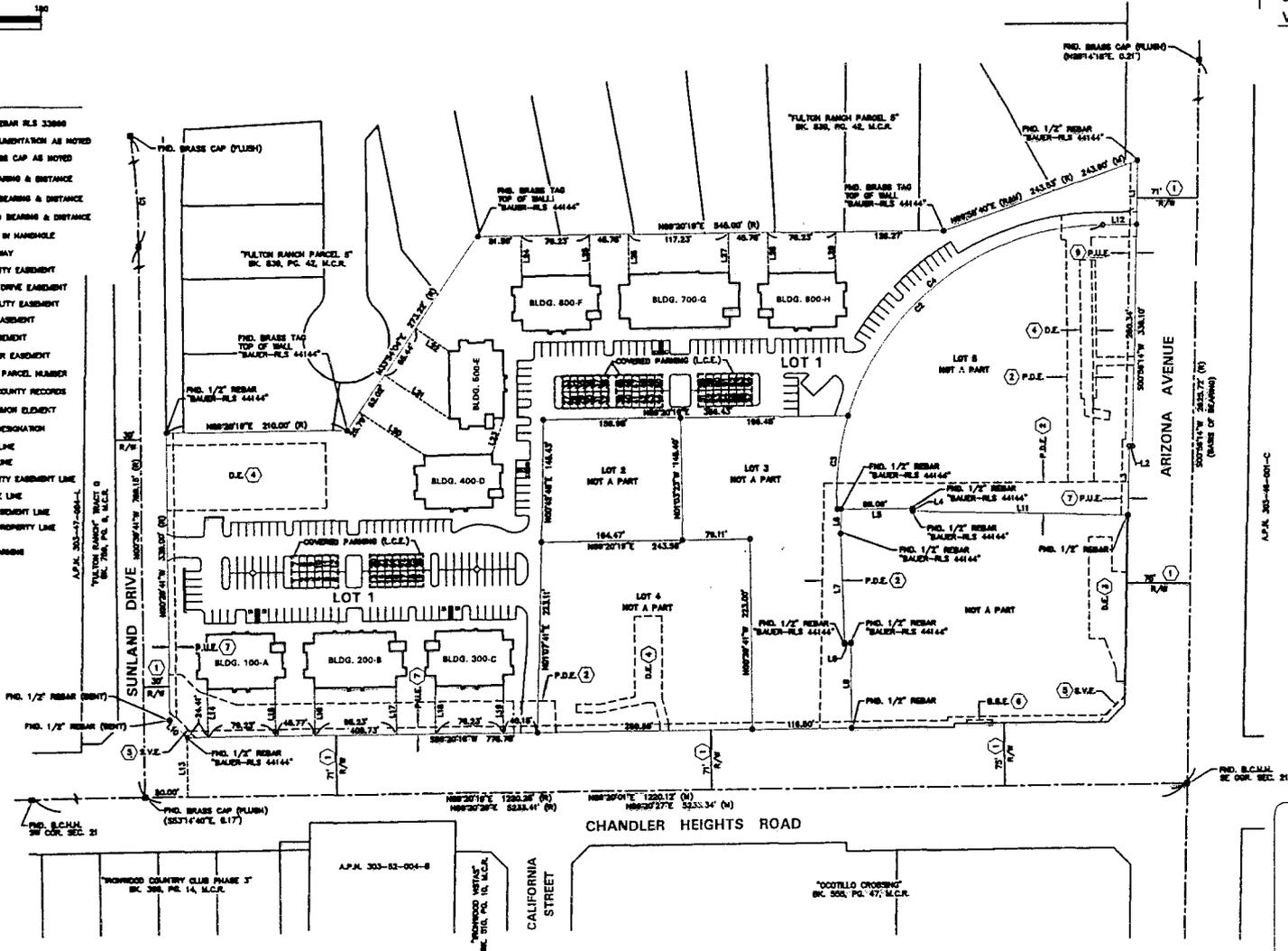
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OWNER: CHAMPION MARKETPLACE COMMONS, LLLP



## LEGEND

- SET 1/2" REBAR RLS 33666
- ⊙ FOUND MONUMENTATION AS NOTED
- ⊙ FOUND BRASS CAP AS NOTED
- (N) RECORDS BEARING & DISTANCE
- (M) MEASURED BEARING & DISTANCE
- (C) CALCULATED BEARING & DISTANCE
- B.C.M.H. BRASS CAP AT HANDHOLE
- R/W RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- P.D.E. PERPETUAL DRIVE EASEMENT
- S.V.Z. SIGHT VISIBILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- A.E. ACCESS EASEMENT
- B.S.E. BUS SHELTER EASEMENT
- A.P.N. ASSessor'S PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- L.C.E. LIMITED COMMON ELEMENT
- Ⓢ EASEMENT DESIGNATION
- MONUMENT LINE
- PROPERTY LINE
- - - PUBLIC UTILITY EASEMENT LINE
- - - BUILDING SET LINE
- - - EXISTING EASEMENT LINE
- - - ADJACENT PROPERTY LINE
- ▭ COVERED PARKING



## LINE TABLE

LINE	DIRECTION	DISTANCE
1	N 89° 20' 18" E	240.00' (N)
2	N 89° 20' 18" E	240.00' (N)
3	N 89° 20' 18" E	240.00' (N)
4	N 89° 20' 18" E	240.00' (N)
5	N 89° 20' 18" E	240.00' (N)
6	N 89° 20' 18" E	240.00' (N)
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9	N 89° 20' 18" E	240.00' (N)
10	N 89° 20' 18" E	240.00' (N)
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14	N 89° 20' 18" E	240.00' (N)
15	N 89° 20' 18" E	240.00' (N)
16	N 89° 20' 18" E	240.00' (N)
17	N 89° 20' 18" E	240.00' (N)
18	N 89° 20' 18" E	240.00' (N)
19	N 89° 20' 18" E	240.00' (N)
20	N 89° 20' 18" E	240.00' (N)
21	N 89° 20' 18" E	240.00' (N)
22	N 89° 20' 18" E	240.00' (N)
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27	N 89° 20' 18" E	240.00' (N)
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31	N 89° 20' 18" E	240.00' (N)
32	N 89° 20' 18" E	240.00' (N)
33	N 89° 20' 18" E	240.00' (N)
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69	N 89° 20' 18" E	240.00' (N)
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72	N 89° 20' 18" E	240.00' (N)
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78	N 89° 20' 18" E	240.00' (N)
79	N 89° 20' 18" E	240.00' (N)
80	N 89° 20' 18" E	240.00' (N)
81	N 89° 20' 18" E	240.00' (N)
82	N 89° 20' 18" E	240.00' (N)
83	N 89° 20' 18" E	240.00' (N)
84	N 89° 20' 18" E	240.00' (N)
85	N 89° 20' 18" E	240.00' (N)
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92	N 89° 20' 18" E	240.00' (N)
93	N 89° 20' 18" E	240.00' (N)
94	N 89° 20' 18" E	240.00' (N)
95	N 89° 20' 18" E	240.00' (N)
96	N 89° 20' 18" E	240.00' (N)
97	N 89° 20' 18" E	240.00' (N)
98	N 89° 20' 18" E	240.00' (N)
99	N 89° 20' 18" E	240.00' (N)
100	N 89° 20' 18" E	240.00' (N)

## CURVE TABLE

CURVE	RADIUS	LENGTH	AREA
1	100.00'	157.08'	15,708.00'
2	100.00'	157.08'	15,708.00'
3	100.00'	157.08'	15,708.00'
4	100.00'	157.08'	15,708.00'
5	100.00'	157.08'	15,708.00'
6	100.00'	157.08'	15,708.00'
7	100.00'	157.08'	15,708.00'
8	100.00'	157.08'	15,708.00'
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30	100.00'	157.08'	15,708.00'
31	100.00'	157.08'	15,708.00'
32	100.00'	157.08'	15,708.00'
33	100.00'	157.08'	15,708.00'
34	100.00'	157.08'	15,708.00'
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41	100.00'	157.08'	15,708.00'
42	100.00'	157.08'	15,708.00'
43	100.00'	157.08'	15,708.00'
44	100.00'	157.08'	15,708.00'
45	100.00'	157.08'	15,708.00'
46	100.00'	157.08'	15,708.00'
47	100.00'	157.08'	15,708.00'
48	100.00'	157.08'	15,708.00'
49	100.00'	157.08'	15,708.00'
50	100.00'	157.08'	15,708.00'
51	100.00'	157.08'	15,708.00'
52	100.00'	157.08'	15,708.00'
53	100.00'	157.08'	15,708.00'
54	100.00'	157.08'	15,708.00'
55	100.00'	157.08'	15,708.00'
56	100.00'	157.08'	15,708.00'
57	100.00'	157.08'	15,708.00'
58	100.00'	157.08'	15,708.00'
59	100.00'	157.08'	15,708.00'
60	100.00'	157.08'	15,708.00'
61	100.00'	157.08'	15,708.00'
62	100.00'	157.08'	15,708.00'
63	100.00'	157.08'	15,708.00'
64	100.00'	157.08'	15,708.00'
65	100.00'	157.08'	15,708.00'
66	100.00'	157.08'	15,708.00'
67	100.00'	157.08'	15,708.00'
68	100.00'	157.08'	15,708.00'
69	100.00'	157.08'	15,708.00'
70	100.00'	157.08'	15,708.00'
71	100.00'	157.08'	15,708.00'
72	100.00'	157.08'	15,708.00'
73	100.00'	157.08'	15,708.00'
74	100.00'	157.08'	15,708.00'
75	100.00'	157.08'	15,708.00'
76	100.00'	157.08'	15,708.00'
77	100.00'	157.08'	15,708.00'
78	100.00'	157.08'	15,708.00'
79	100.00'	157.08'	15,708.00'
80	100.00'	157.08'	15,708.00'
81	100.00'	157.08'	15,708.00'
82	100.00'	157.08'	15,708.00'
83	100.00'	157.08'	15,708.00'
84	100.00'	157.08'	15,708.00'
85	100.00'	157.08'	15,708.00'
86	100.00'	157.08'	15,708.00'
87	100.00'	157.08'	15,708.00'
88	100.00'	157.08'	15,708.00'
89	100.00'	157.08'	15,708.00'
90	100.00'	157.08'	15,708.00'
91	100.00'	157.08'	15,708.00'
92	100.00'	157.08'	15,708.00'
93	100.00'	157.08'	15,708.00'
94	100.00'	157.08'	15,708.00'
95	100.00'	157.08'	15,708.00'
96	100.00'	157.08'	15,708.00'
97	100.00'	157.08'	15,708.00'
98	100.00'	157.08'	15,708.00'
99	100.00'	157.08'	15,708.00'
100	100.00'	157.08'	15,708.00'



RECORDER

NO.	DATE	REVISION	BY

DESIGN BY: K.K. DRAWN BY: K.K. CHECKED BY: J.H.

CIVIL AND SURVEY  
**HUNTER**  
 ENGINEERING  
 18150 N. 27TH AVENUE, SUITE 200  
 CHANDLER, ARIZONA 85226  
 PHONE: 480.948.1000  
 FAX: 480.948.1001

"MARKETPLACE COMMONS AT FULTON RANCH"  
 A CONDOMINIUM IN THE CITY OF CHANDLER  
 A REPLAT OF LOT 1 OF "MARKETPLACE PLAZA AT FULTON RANCH", AS RECORDED IN BOOK 966, PAGE 46, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

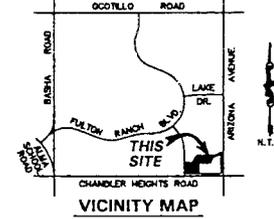
SECTION: 21  
 TOWNSHIP: 2 S.  
 RANGE: 5 E.  
 JOB NO.: CHMP011-CP  
 SCALE: 1"=60'  
 SHEET 3 OF 9

# "MARKETPLACE COMMONS AT FULTON RANCH"

A CONDOMINIUM IN THE CITY OF CHANDLER

A REPLAT OF LOT 1 OF "MARKETPLACE PLAZA AT FULTON RANCH", AS RECORDED IN BOOK 966, PAGE 46, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNER: CHAMPION MARKETPLACE COMMONS, LLLP



## EXISTING EASEMENTS

- 1 RIGHT-OF-WAY DEDICATED BY BK. 796, PG. 8, M.C.R.
- 2 PERPETUAL DRIVE EASEMENTS (P.D.E.) BY DOC. NO. 2008-1814746, M.C.R.
- 3 DRAINAGE EASEMENTS (D.E.) BY BK. 826, PG. 5, M.C.R.
- 4 DRAINAGE EASEMENT (D.E.) BY BK. 884, PG. 46, M.C.R.
- 5 30' x 30' SIGHT VISIBILITY EASEMENT (S.V.E.) BY BK. 796, PG. 8, M.C.R.
- 6 4' x 30' SIDE SHELTER EASEMENT (S.S.E.) BY BK. 796, PG. 8, M.C.R.
- 7 PUBLIC UTILITIES EASEMENT (P.U.E.) BY BK. 796, PG. 8, M.C.R.  
 DOC. NO. 2005-128083, M.C.R.  
 DOC. NO. 2005-128084, M.C.R.  
 DOC. NO. 2005-128085, M.C.R.  
 DOC. NO. 2005-128087, M.C.R.

## AREA TABLES

### BUILDING 100-A

UNIT NO.	UNIT AREA	SHARED L.C.E.	TOTAL AREA
A-100	3,002 SQ. FT.	85 SQ. FT.	3,087 SQ. FT.
A-102	2,836 SQ. FT.	81 SQ. FT.	2,917 SQ. FT.
TOTAL	5,838 SQ. FT.	166 SQ. FT.	6,004 SQ. FT.

### BUILDING 200-B

UNIT NO.	UNIT AREA	SHARED L.C.E.	TOTAL AREA
B-100	6,817 SQ. FT.	182 SQ. FT.	7,000 SQ. FT.
TOTAL	6,817 SQ. FT.	182 SQ. FT.	7,000 SQ. FT.

### BUILDING 300-C

UNIT NO.	UNIT AREA	SHARED L.C.E.	TOTAL AREA
C-100	5,838 SQ. FT.	166 SQ. FT.	6,004 SQ. FT.
TOTAL	5,838 SQ. FT.	166 SQ. FT.	6,004 SQ. FT.

### BUILDING 400-D

UNIT NO.	UNIT AREA	SHARED L.C.E.	TOTAL AREA
D-100	5,838 SQ. FT.	166 SQ. FT.	6,004 SQ. FT.
TOTAL	5,838 SQ. FT.	166 SQ. FT.	6,004 SQ. FT.

### BUILDING 500-E

UNIT NO.	UNIT AREA	L.C.E.	TOTAL AREA
E-100	5,838 SQ. FT.	166 SQ. FT.	6,004 SQ. FT.
TOTAL	5,838 SQ. FT.	166 SQ. FT.	6,004 SQ. FT.

## AREA TABLES

### BUILDING 600-F

UNIT NO.	UNIT AREA	SHARED L.C.E.	TOTAL AREA
F-100	5,838 SQ. FT.	186 SQ. FT.	6,022 SQ. FT.
TOTAL	5,838 SQ. FT.	186 SQ. FT.	6,022 SQ. FT.

### BUILDING 700-G

UNIT NO.	UNIT AREA	SHARED L.C.E.	TOTAL AREA
G-100	8,310 SQ. FT.	190 SQ. FT.	8,500 SQ. FT.
TOTAL	8,310 SQ. FT.	190 SQ. FT.	8,500 SQ. FT.

### BUILDING 800-H

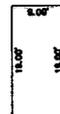
UNIT NO.	UNIT AREA	SHARED L.C.E.	TOTAL AREA
H-100	3,903 SQ. FT.	112 SQ. FT.	4,015 SQ. FT.
H-102	1,834 SQ. FT.	35 SQ. FT.	1,869 SQ. FT.
TOTAL	5,838 SQ. FT.	147 SQ. FT.	6,004 SQ. FT.

## PARKING SPACE DETAILS

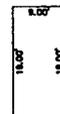
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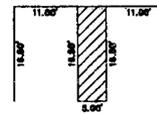
### INTERIOR



### COVERED



### HANDICAP



RECORDER

NO.	DATE	REVISION	BY

PURPOSE: CONDOMINIUM PLAN

DESIGN BY: K.K. HUNTER  
 DRAWN BY: K.K. HUNTER  
 CHECKED BY: J.M.

CIVIL AND SURVEY  
**HUNTER**  
 ENGINEERING  
 10430 N. 74TH ST., SUITE 200  
 SCOTTSDALE, AZ 85266  
 P 480 948 3086  
 F 480 948 3086

"MARKETPLACE COMMONS AT FULTON RANCH"  
 A CONDOMINIUM IN THE CITY OF CHANDLER  
 A REPLAT OF LOT 1 OF "MARKETPLACE PLAZA AT FULTON RANCH", AS RECORDED IN BOOK 966, PAGE 46, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 21  
 TOWNSHIP: 2 S.  
 RANGE: 5 E.

JOB NO.: CHMP011-CP

SCALE: 1" = 10'

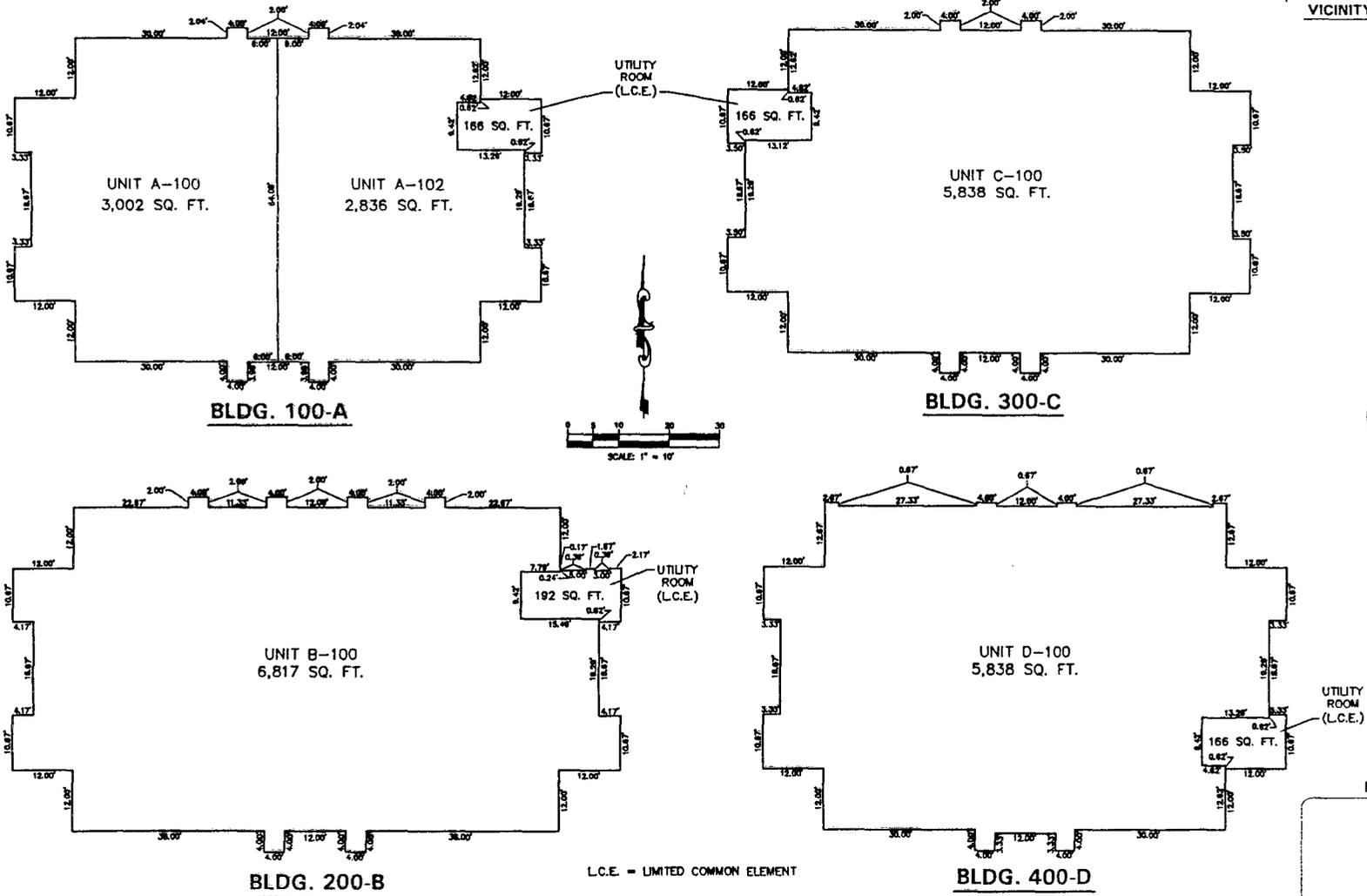
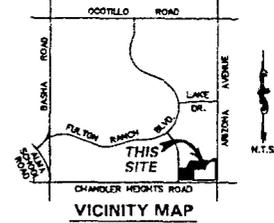
SHEET 4 OF 9

# "MARKETPLACE COMMONS AT FULTON RANCH"

A CONDOMINIUM IN THE CITY OF CHANDLER

A REPLAT OF LOT 1 OF "MARKETPLACE PLAZA AT FULTON RANCH", AS RECORDED IN BOOK 966, PAGE 46, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNER: CHAMPION MARKETPLACE COMMONS, LLLP



NO.	DATE	REVISION

DESIGN BY: K.K. HUNTER  
 DRAWN BY: K.K. HUNTER  
 CHECKED BY: J.H.

CIVIL AND SURVEY

**HUNTER**  
 ENGINEERING  
 10400 N. 27TH AVENUE, SUITE 100  
 SCOTTSDALE, AZ 85258  
 P: 480 991-3883  
 F: 480 991-3888

"MARKETPLACE COMMONS AT FULTON RANCH"  
 A CONDOMINIUM IN THE CITY OF CHANDLER  
 A REPLAT OF LOT 1 OF "MARKETPLACE PLAZA AT FULTON RANCH", AS RECORDED IN BOOK 966, PAGE 46, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

RECORDED

SECTION: 21  
 TOWNSHIP: 2 S  
 RANGE: 5 E

JOB NO.:  
 CHMP011-CP

SCALE:  
 1"=10'

SHEET  
 5 OF 9

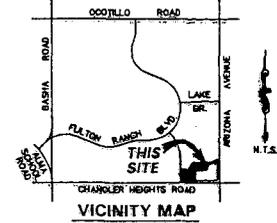


# "MARKETPLACE COMMONS AT FULTON RANCH"

A CONDOMINIUM IN THE CITY OF CHANDLER

A REPLAT OF LOT 1 OF "MARKETPLACE PLAZA AT FULTON RANCH", AS RECORDED IN BOOK 966, PAGE 46, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNER: CHAMPION MARKETPLACE COMMONS, LLLP

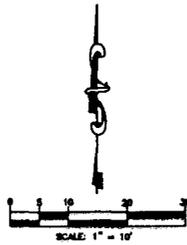
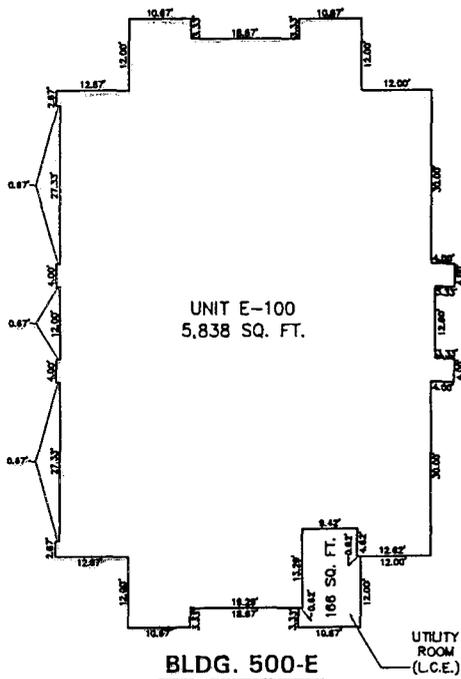


BY	
REVISION	
DATE	
PURPOSE	CONDOMINIUM PLAT

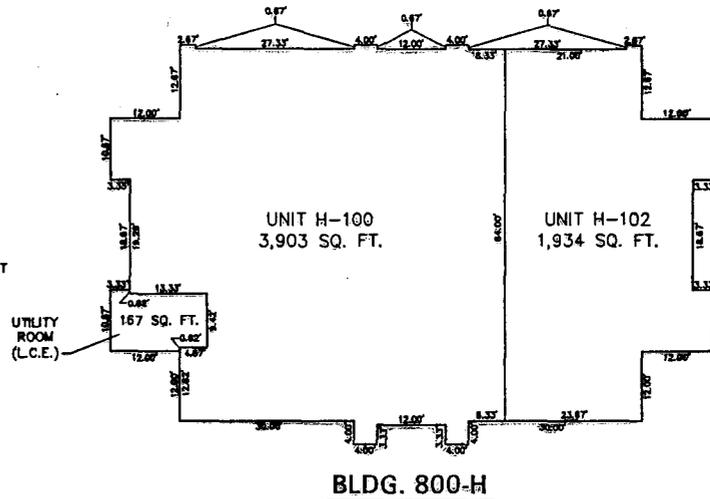
DESIGN BY: K.K.  
DRAWN BY: K.K.  
CHECKED BY: J.H.

HUNTER  
ENGINEERING  
10430 N. TUCKER AVE. SUITE 200  
SCOTTSDALE, AZ 85258  
TEL: 480 351 3000  
F: 480 351 3005

CIVIL AND SURVEY



L.C.E. = LIMITED COMMON ELEMENT



RECORDER

"MARKETPLACE COMMONS AT FULTON RANCH"  
A CONDOMINIUM IN THE CITY OF CHANDLER  
A REPLAT OF LOT 1 OF "MARKETPLACE PLAZA AT FULTON RANCH", AS RECORDED IN BOOK 966, PAGE 46, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 21  
TOWNSHIP: 2 S.  
RANGE: 5 E.

JOB NO.:  
CHMP011-CP

SCALE:  
1" = 10'

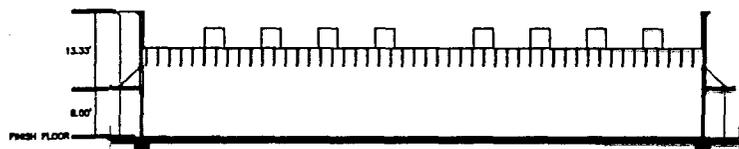
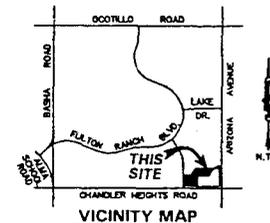
SHEET  
7 of 9

# "MARKETPLACE COMMONS AT FULTON RANCH"

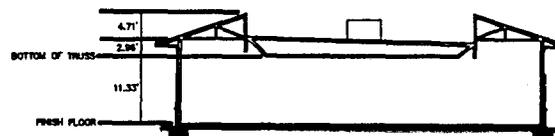
A CONDOMINIUM IN THE CITY OF CHANDLER

A REPLAT OF LOT 1 OF "MARKETPLACE PLAZA AT FULTON RANCH", AS RECORDED IN BOOK 966, PAGE 46, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

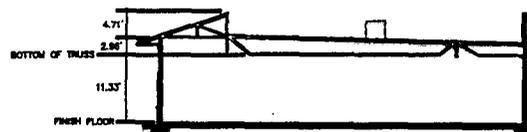
OWNER: CHAMPION MARKETPLACE COMMONS, LLLP



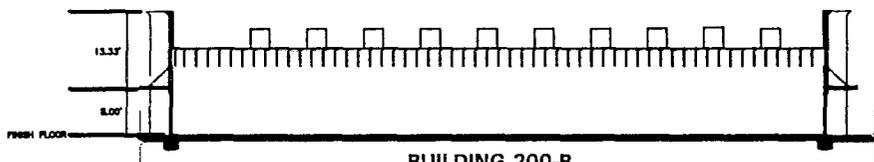
BUILDINGS 100-A, 300-C, 400-D, 500-E, 600-F, 800-H



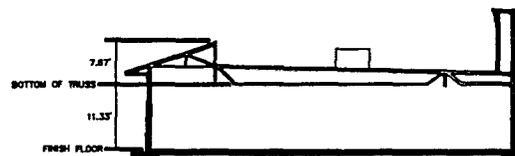
BUILDINGS 100-A, 300-C, 700-G



BUILDINGS 400-D, 500-E, 600-F, 800-H



BUILDING 200-B



BUILDING 200-B



RECORDER

DESIGNED BY:	K.K.
DRAWN BY:	K.K.
CHECKED BY:	J.M.
DATE:	
REVISION:	

CONDOMINIUM PLAT

HUNTER  
ENGINEERING  
10450 N. 74TH ST., SUITE 200  
SCOTTSDALE, ARIZONA 85258  
P 480 981 5886  
F 480 981 5886

"MARKETPLACE COMMONS AT FULTON RANCH"  
A CONDOMINIUM IN THE CITY OF CHANDLER  
A REPLAT OF LOT 1 OF "MARKETPLACE PLAZA AT FULTON RANCH", AS RECORDED IN BOOK 966, PAGE 46, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 21  
TOWNSHIP: 2 S.  
RANGE: 5 E.

JOB NO.:  
CHMP011-CP

SCALE:  
1"=10'

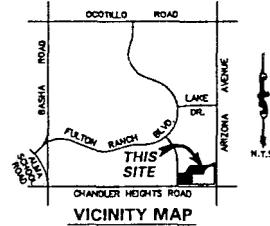
SHEET  
8 of 9

# "MARKETPLACE COMMONS AT FULTON RANCH"

A CONDOMINIUM IN THE CITY OF CHANDLER

A REPLAT OF LOT 1 OF "MARKETPLACE PLAZA AT FULTON RANCH", AS RECORDED IN BOOK 966, PAGE 46, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNER: CHAMPION MARKETPLACE COMMONS, LLLP

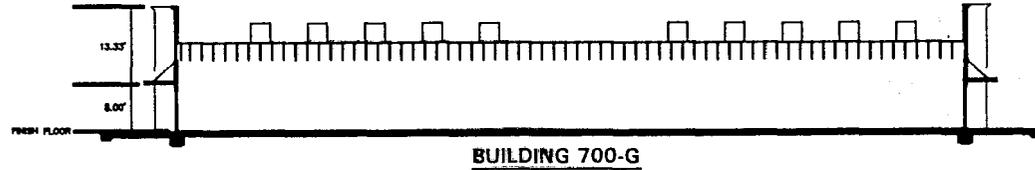


NO.	DATE	REVISION	BY

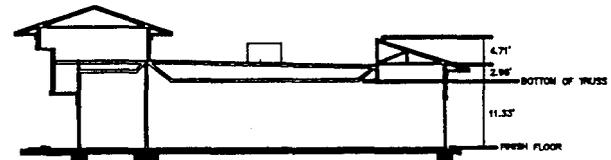
DESIGN BY: K.K.  
DRAWN BY: K.K.  
CHECKED BY: J.M.

**HUNTER ENGINEERING**  
 19450 N. 71ST AVENUE  
 SUITE 208  
 SCOTTSDALE, AZ 85258  
 T 480 991 3888  
 F 480 991 3888

CIVIL AND SURVEY



**BUILDING 700-G**



**BUILDING 700-G**



RECORDER

SECTION: 21  
 TOWNSHIP: 2 S.  
 RANGE: 5 E.

JOB NO.:  
 CHMPO11-CP

SCALE:  
 1"=10'

SHEET  
 9 of 9

"MARKETPLACE COMMONS AT FULTON RANCH"  
 A CONDOMINIUM IN THE CITY OF CHANDLER  
 A REPLAT OF "MARKETPLACE PLAZA AT FULTON RANCH", AS RECORDED IN BOOK 966, PAGE 46, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.