

#57

MAY 22 2008



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning and Development – CC Memo No. 08-100**

DATE: MAY 8, 2008

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
 DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR
 JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
 KEVIN MAYO, ACTING PLANNING MANAGER

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

SUBJECT: CPT08-0005 MARKETPLACE COMMONS AT FULTON RANCH

Request: Condominium 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, Staff recommends approval.

BACKGROUND

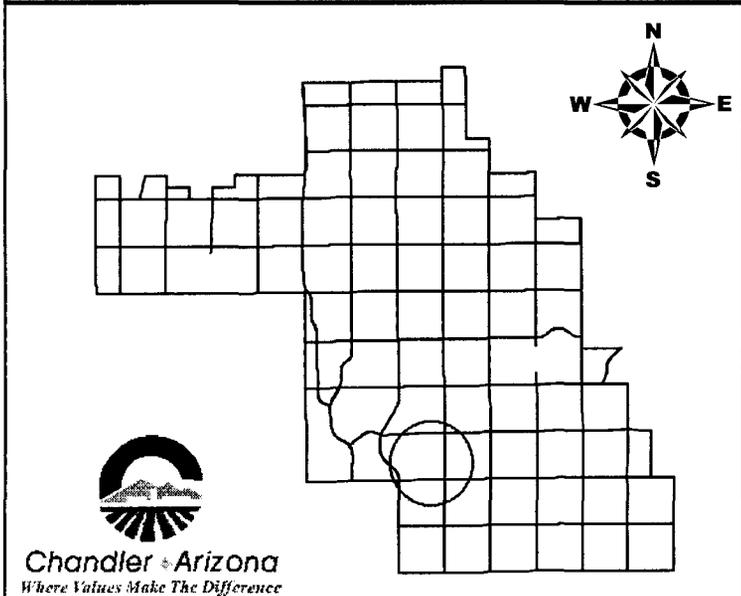
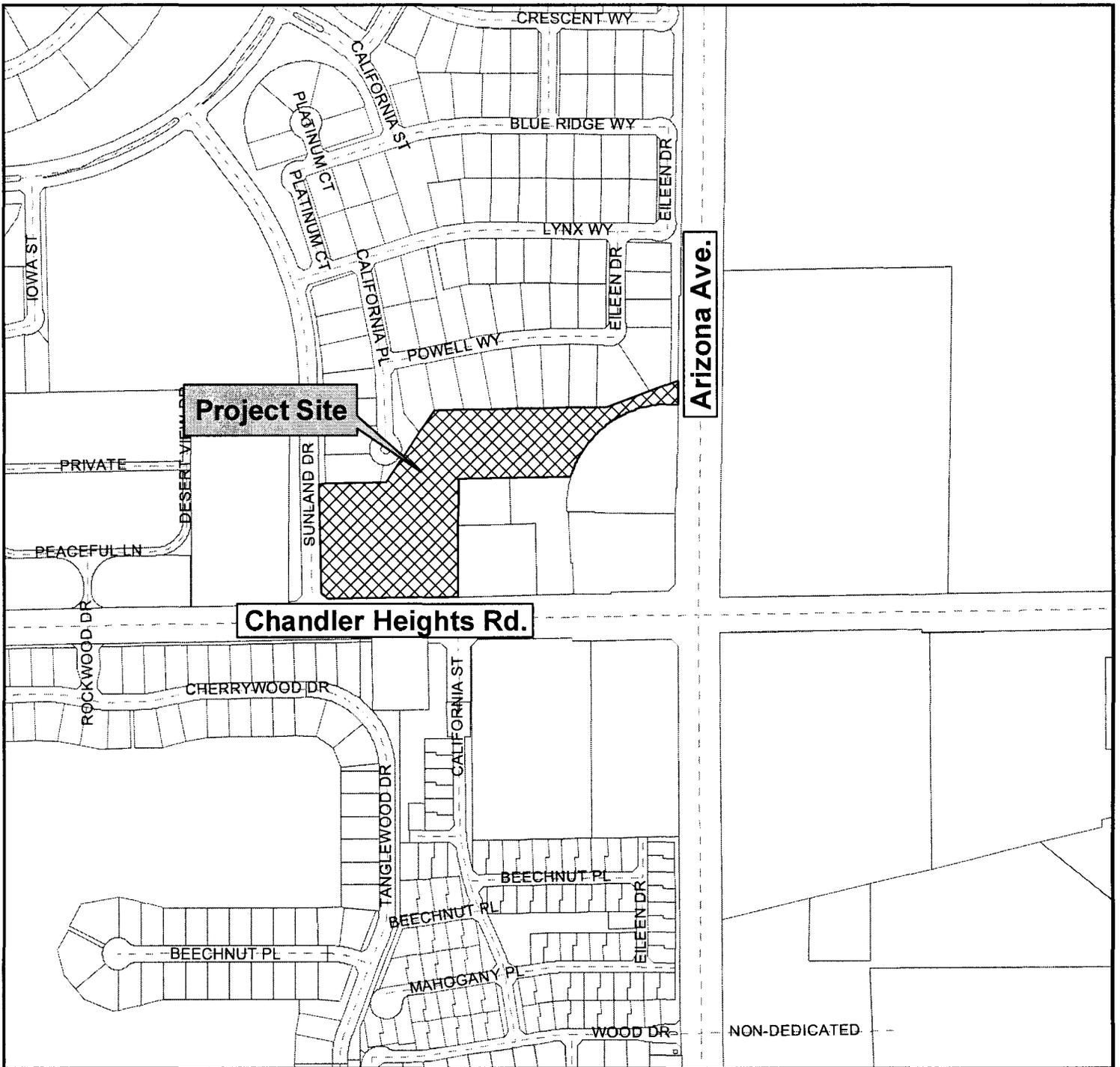
This Condominium Plat is for an office condominium development consisting of 8 buildings. The plat creates the lots, tracts, and easements necessary for the property's development.

PROPOSED MOTION

Move to approve Condominium Plat CPT08-0005 MARKETPLACE COMMONS AT FULTON RANCH, per Staff recommendation.

Attachments

1. Vicinity Map
2. Condominium Plat



Vicinity Map



**Marketplace Commons
at Fulton Ranch**



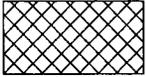
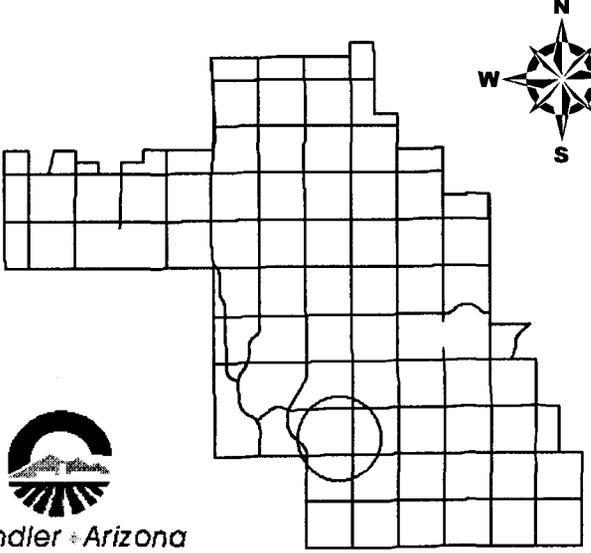
Project Site

Arizona Ave.

Chandler Heights Rd.

NON-DEDICATED

Vicinity Map



**Marketplace Commons
at Fulton Ranch**



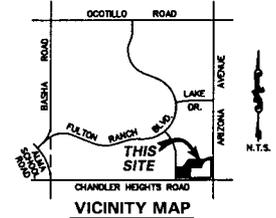
Chandler Arizona
Where Values Make The Difference

"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



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

NOTES

1. THIS DEVELOPMENT IS LOCATED WITHIN THE CITY OF CHANDLER WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
2. ALL NEW OR RELOCATED UTILITIES WILL BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
3. CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO WOOD, WIRE, OR REMOVABLE SECTION-TYPE FENCING AND MUST BE IN CONFORMANCE WITH THE APPLICABLE CODES.
4. THE MAINTENANCE OF EASEMENTS WHICH LIE WITHIN THE BOUNDARY OF "MARKETPLACE COMMONS AT FULTON RANCH" IS THE RESPONSIBILITY OF EACH INDIVIDUAL UNIT OWNER OR THE MARKETPLACE COMMONS AT FULTON RANCH CONDOMINIUM ASSOCIATION, ALL AS ESTABLISHED BY THE CONDOMINIUM DECLARATION FOR "MARKETPLACE COMMONS AT FULTON RANCH".
5. THE HORIZONTAL BOUNDARIES OF EACH UNIT ARE THE EXTERIOR SURFACES OF THE PERIMETER WALLS, EXTERIOR DOORS AND WINDOWS OF THE UNIT AND A VERTICAL PLANE RUNNING THROUGH THE CENTER OF ANY PARTY WALL SEPARATING THE UNIT FROM ANOTHER UNIT OR SEPARATING A UNIT FROM A UTILITY ROOM THE PLANE DEFINED BY THE BOTTOM SURFACE OF THE ROOF TRUSSES. THE VERTICAL BOUNDARIES OF EACH UNIT ARE THE LOWEST POINT OF THE BOTTOM SURFACE OF THE ROOF TRUSSES AND THE TOP SURFACE OF THE FLOOR SLAB OF THE BUILDING IN WHICH THE UNIT IS LOCATED.
6. THE LOCATION AND DIMENSIONS OF THE BUILDINGS AND THE UNITS AS SHOWN ON THE PLAT ARE BASED ON ARCHITECTURAL DRAWINGS AND ARE APPROXIMATE. THE ACTUAL LOCATION AND DIMENSIONS OF THE BUILDING AND THE UNITS MAY VARY FROM THE LOCATION AND DIMENSIONS OF THE BUILDING AND THE UNITS AS SHOWN ON THE PLAT.
7. ALL HORIZONTAL BUILDING TIES ARE MEASURED ALONG A LINE PERPENDICULAR TO THE PROPERTY LINE TO AN EXTERIOR CORNER OF THE BUILDING.
8. THE CONDOMINIUM IS SUBJECT TO THE SHOPPING CENTER DECLARATION OF COVENANTS AND RESTRICTIONS AND GRANT OF EASEMENTS RECORDED ON NOVEMBER 30, 2005 AT RECORDING NO. 2005-1814745, FIRST AMENDMENT TO SAID DECLARATION RECORDED ON SEPTEMBER 27, 2007 AT RECORDING NO. 2007-1084327 AND SECOND AMENDMENT TO SAID DECLARATION RECORDED ON OCTOBER 19, 2007 AT RECORDING NO. 2007-1137451 IN THE RECORDS OF THE COUNTY RECORDER OF MARICOPA COUNTY ARIZONA, AS AMENDED FROM TIME TO TIME.
9. IN EASEMENTS FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF, ONLY GRASS COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES ARE ALLOWED.
10. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
11. NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPIDE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
12. THE UNIT OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR IRRIGATION OF THE COMMON ELEMENTS. THE SOURCE OF IRRIGATION WATER FOR THE COMMON ELEMENT 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 ELEMENT 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 ELEMENT IS AVAILABLE, THE TITLEHOLDER(S) SHALL CAUSE EFFLUENT TO BE USED TO IRRIGATE THE COMMON ELEMENT.

NOTES

13. EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.
14. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE UNIT OWNERS ASSOCIATION.
15. ALL PROPERTY, AMENITIES AND FACILITIES PROPOSED TO BE MAINTAINED BY THE UNIT OWNERS ASSOCIATION ARE HEREWI PLATTED AS COMMON ELEMENTS WITH AN UNDIVIDED INTEREST OWNED IN COMMON BY EACH UNIT OWNER.
16. ALL COMMON ELEMENTS SHALL BE APPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE CITY OF CHANDLER AND SHALL BE OWNED IN COMMON, WITH AN UNDIVIDED INTEREST, BY ALL UNIT OWNERS OF THIS SUBDIVISION. THE COMMON PROPERTY SHALL BE INCLUDED WITHIN THE SCOPE OF THE DEEDS TRANSFERRING OWNERSHIP OF UNITS IN THIS CONDOMINIUM. THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
17. THE UNIT NUMBERS SHOWN ON THIS PLAT ARE NOT TO BE MISCONSTRUED AS SUITE NUMBERS ASSIGNED BY THE CITY.

LEGAL DESCRIPTION

LOT 1 OF "MARKETPLACE PLAZA AT FULTON RANCH", ACCORDING TO THE PLAT RECORDED IN BOOK 966, PAGE 46, RECORDS OF MARICOPA COUNTY, ARIZONA.

BASIS OF BEARING

THE BASIS OF BEARING IS THE EAST LINE 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, AS SHOWN ON THE FINAL PLAT OF "FULTON RANCH MARKETPLACE", RECORDED IN BOOK 826, PAGE 5, RECORDS OF MARICOPA COUNTY, ARIZONA. BEARING BEING SOUTH 02°26'14" WEST.

BENCHMARK

THE BASIS OF ELEVATION IS BENCHMARK IDENTIFICATION NO. "43A" OF THE CITY OF CHANDLER HORIZONTAL AND VERTICAL CONTROL BASE LIST. BENCHMARK "43A" IS DESCRIBED AS A 3" BRASS CAP IN CONCRETE, 100' NORTH, 30' WEST OF INTERSECTION OF ARIZONA AVENUE AND QUINN CREEK ROAD; ON ROADSIDE BY SRP STRUCTURE. ELEVATION BEING 1513.06.

LAND AREA

THE GROSS LAND AREA OF LOT 1 IS 282,423 SQUARE FEET OR 6.713 ACRES.



RECORDER

ENGINEERING	CIVIL AND SURVEY
HUNTER	
10400 N. 74TH ST., SUITE 200	
SCOTTSDALE, AZ 85250	
TEL: 480.941.1333	
F: 480.941.1348	

"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.

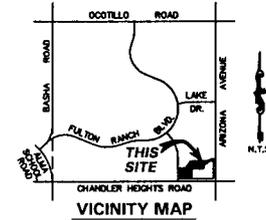
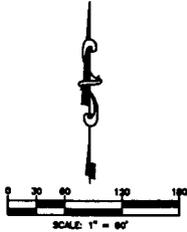
SECTION: 21
TOWNSHIP: 2 S.
RANGE: 5 E.
JOB NO.: CHMP011-CP
SCALE: 1"=60'
SHEET 2 OF 9

"MARKETPLACE COMMONS AT FULTON RANCH"

A CONDOMINIUM IN THE CITY OF CHANDLER

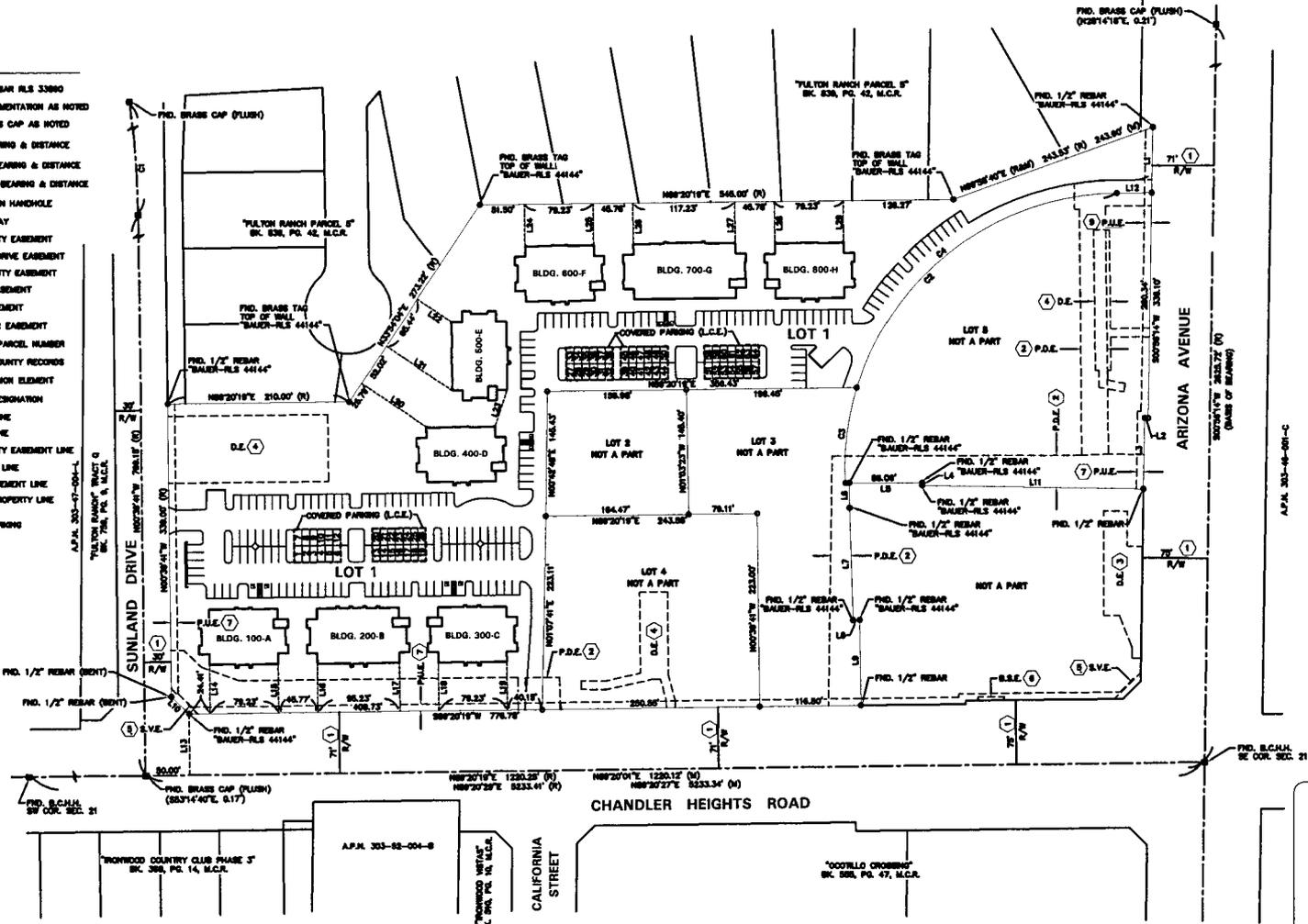
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OWNER: CHAMPION MARKETPLACE COMMONS, LLLP



LEGEND

- SET 1/2" REBAR RLS 33890
- FOUND MONUMENTATION AS NOTED
- FOUND BRASS CAP AS NOTED
- () RECORD BEARING & DISTANCE
- (M) MEASURED BEARING & DISTANCE
- (C) CALCULATED BEARING & DISTANCE
- B.C.M.H. BRASS CAP IN HANDHOLE
- R/W RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- P.D.E. PERPETUAL DRIVE EASEMENT
- S.V.E. SIGHT VISIBILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- A.E. ACCESS EASEMENT
- B.S.E. BUS SHELTER EASEMENT
- A.P.N. ASSESSORS 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 TIE LINE
- - - EXISTING EASEMENT LINE
- - - ADJACENT PROPERTY LINE
- ▭ COVERED PARKING



LINE TABLE

LINE	DIRECTION	DISTANCE
1	N 89° 20' 18" E	210.00' (C)
2	N 89° 20' 18" E	243.58' (C)
3	N 89° 20' 18" E	243.58' (C)
4	N 89° 20' 18" E	243.58' (C)
5	N 89° 20' 18" E	243.58' (C)
6	N 89° 20' 18" E	243.58' (C)
7	N 89° 20' 18" E	243.58' (C)
8	N 89° 20' 18" E	243.58' (C)
9	N 89° 20' 18" E	243.58' (C)
10	N 89° 20' 18" E	243.58' (C)
11	N 89° 20' 18" E	243.58' (C)
12	N 89° 20' 18" E	243.58' (C)
13	N 89° 20' 18" E	243.58' (C)
14	N 89° 20' 18" E	243.58' (C)
15	N 89° 20' 18" E	243.58' (C)
16	N 89° 20' 18" E	243.58' (C)
17	N 89° 20' 18" E	243.58' (C)
18	N 89° 20' 18" E	243.58' (C)
19	N 89° 20' 18" E	243.58' (C)
20	N 89° 20' 18" E	243.58' (C)
21	N 89° 20' 18" E	243.58' (C)
22	N 89° 20' 18" E	243.58' (C)
23	N 89° 20' 18" E	243.58' (C)
24	N 89° 20' 18" E	243.58' (C)
25	N 89° 20' 18" E	243.58' (C)
26	N 89° 20' 18" E	243.58' (C)
27	N 89° 20' 18" E	243.58' (C)
28	N 89° 20' 18" E	243.58' (C)
29	N 89° 20' 18" E	243.58' (C)
30	N 89° 20' 18" E	243.58' (C)
31	N 89° 20' 18" E	243.58' (C)
32	N 89° 20' 18" E	243.58' (C)
33	N 89° 20' 18" E	243.58' (C)
34	N 89° 20' 18" E	243.58' (C)
35	N 89° 20' 18" E	243.58' (C)
36	N 89° 20' 18" E	243.58' (C)
37	N 89° 20' 18" E	243.58' (C)
38	N 89° 20' 18" E	243.58' (C)
39	N 89° 20' 18" E	243.58' (C)
40	N 89° 20' 18" E	243.58' (C)
41	N 89° 20' 18" E	243.58' (C)
42	N 89° 20' 18" E	243.58' (C)
43	N 89° 20' 18" E	243.58' (C)
44	N 89° 20' 18" E	243.58' (C)
45	N 89° 20' 18" E	243.58' (C)
46	N 89° 20' 18" E	243.58' (C)
47	N 89° 20' 18" E	243.58' (C)
48	N 89° 20' 18" E	243.58' (C)
49	N 89° 20' 18" E	243.58' (C)
50	N 89° 20' 18" E	243.58' (C)
51	N 89° 20' 18" E	243.58' (C)
52	N 89° 20' 18" E	243.58' (C)
53	N 89° 20' 18" E	243.58' (C)
54	N 89° 20' 18" E	243.58' (C)
55	N 89° 20' 18" E	243.58' (C)
56	N 89° 20' 18" E	243.58' (C)
57	N 89° 20' 18" E	243.58' (C)
58	N 89° 20' 18" E	243.58' (C)
59	N 89° 20' 18" E	243.58' (C)
60	N 89° 20' 18" E	243.58' (C)
61	N 89° 20' 18" E	243.58' (C)
62	N 89° 20' 18" E	243.58' (C)
63	N 89° 20' 18" E	243.58' (C)
64	N 89° 20' 18" E	243.58' (C)
65	N 89° 20' 18" E	243.58' (C)
66	N 89° 20' 18" E	243.58' (C)
67	N 89° 20' 18" E	243.58' (C)
68	N 89° 20' 18" E	243.58' (C)
69	N 89° 20' 18" E	243.58' (C)
70	N 89° 20' 18" E	243.58' (C)
71	N 89° 20' 18" E	243.58' (C)
72	N 89° 20' 18" E	243.58' (C)
73	N 89° 20' 18" E	243.58' (C)
74	N 89° 20' 18" E	243.58' (C)
75	N 89° 20' 18" E	243.58' (C)
76	N 89° 20' 18" E	243.58' (C)
77	N 89° 20' 18" E	243.58' (C)
78	N 89° 20' 18" E	243.58' (C)
79	N 89° 20' 18" E	243.58' (C)
80	N 89° 20' 18" E	243.58' (C)
81	N 89° 20' 18" E	243.58' (C)
82	N 89° 20' 18" E	243.58' (C)
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84	N 89° 20' 18" E	243.58' (C)
85	N 89° 20' 18" E	243.58' (C)
86	N 89° 20' 18" E	243.58' (C)
87	N 89° 20' 18" E	243.58' (C)
88	N 89° 20' 18" E	243.58' (C)
89	N 89° 20' 18" E	243.58' (C)
90	N 89° 20' 18" E	243.58' (C)
91	N 89° 20' 18" E	243.58' (C)
92	N 89° 20' 18" E	243.58' (C)
93	N 89° 20' 18" E	243.58' (C)
94	N 89° 20' 18" E	243.58' (C)
95	N 89° 20' 18" E	243.58' (C)
96	N 89° 20' 18" E	243.58' (C)
97	N 89° 20' 18" E	243.58' (C)
98	N 89° 20' 18" E	243.58' (C)
99	N 89° 20' 18" E	243.58' (C)
100	N 89° 20' 18" E	243.58' (C)

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
1	1000.00'	100.00'	18.00°
2	1000.00'	100.00'	18.00°
3	1000.00'	100.00'	18.00°
4	1000.00'	100.00'	18.00°
5	1000.00'	100.00'	18.00°
6	1000.00'	100.00'	18.00°
7	1000.00'	100.00'	18.00°
8	1000.00'	100.00'	18.00°
9	1000.00'	100.00'	18.00°
10	1000.00'	100.00'	18.00°
11	1000.00'	100.00'	18.00°
12	1000.00'	100.00'	18.00°
13	1000.00'	100.00'	18.00°
14	1000.00'	100.00'	18.00°
15	1000.00'	100.00'	18.00°
16	1000.00'	100.00'	18.00°
17	1000.00'	100.00'	18.00°
18	1000.00'	100.00'	18.00°
19	1000.00'	100.00'	18.00°
20	1000.00'	100.00'	18.00°
21	1000.00'	100.00'	18.00°
22	1000.00'	100.00'	18.00°
23	1000.00'	100.00'	18.00°
24	1000.00'	100.00'	18.00°
25	1000.00'	100.00'	18.00°
26	1000.00'	100.00'	18.00°
27	1000.00'	100.00'	18.00°
28	1000.00'	100.00'	18.00°
29	1000.00'	100.00'	18.00°
30	1000.00'	100.00'	18.00°
31	1000.00'	100.00'	18.00°
32	1000.00'	100.00'	18.00°
33	1000.00'	100.00'	18.00°
34	1000.00'	100.00'	18.00°
35	1000.00'	100.00'	18.00°
36	1000.00'	100.00'	18.00°
37	1000.00'	100.00'	18.00°
38	1000.00'	100.00'	18.00°
39	1000.00'	100.00'	18.00°
40	1000.00'	100.00'	18.00°
41	1000.00'	100.00'	18.00°
42	1000.00'	100.00'	18.00°
43	1000.00'	100.00'	18.00°
44	1000.00'	100.00'	18.00°
45	1000.00'	100.00'	18.00°
46	1000.00'	100.00'	18.00°
47	1000.00'	100.00'	18.00°
48	1000.00'	100.00'	18.00°
49	1000.00'	100.00'	18.00°
50	1000.00'	100.00'	18.00°
51	1000.00'	100.00'	18.00°
52	1000.00'	100.00'	18.00°
53	1000.00'	100.00'	18.00°
54	1000.00'	100.00'	18.00°
55	1000.00'	100.00'	18.00°
56	1000.00'	100.00'	18.00°
57	1000.00'	100.00'	18.00°
58	1000.00'	100.00'	18.00°
59	1000.00'	100.00'	18.00°
60	1000.00'	100.00'	18.00°
61	1000.00'	100.00'	18.00°
62	1000.00'	100.00'	18.00°
63	1000.00'	100.00'	18.00°
64	1000.00'	100.00'	18.00°
65	1000.00'	100.00'	18.00°
66	1000.00'	100.00'	18.00°
67	1000.00'	100.00'	18.00°
68	1000.00'	100.00'	18.00°
69	1000.00'	100.00'	18.00°
70	1000.00'	100.00'	18.00°
71	1000.00'	100.00'	18.00°
72	1000.00'	100.00'	18.00°
73	1000.00'	100.00'	18.00°
74	1000.00'	100.00'	18.00°
75	1000.00'	100.00'	18.00°
76	1000.00'	100.00'	18.00°
77	1000.00'	100.00'	18.00°
78	1000.00'	100.00'	18.00°
79	1000.00'	100.00'	18.00°
80	1000.00'	100.00'	18.00°
81	1000.00'	100.00'	18.00°
82	1000.00'	100.00'	18.00°
83	1000.00'	100.00'	18.00°
84	1000.00'	100.00'	18.00°
85	1000.00'	100.00'	18.00°
86	1000.00'	100.00'	18.00°
87	1000.00'	100.00'	18.00°
88	1000.00'	100.00'	18.00°
89	1000.00'	100.00'	18.00°
90	1000.00'	100.00'	18.00°
91	1000.00'	100.00'	18.00°
92	1000.00'	100.00'	18.00°
93	1000.00'	100.00'	18.00°
94	1000.00'	100.00'	18.00°
95	1000.00'	100.00'	18.00°
96	1000.00'	100.00'	18.00°
97	1000.00'	100.00'	18.00°
98	1000.00'	100.00'	18.00°
99	1000.00'	100.00'	18.00°
100	1000.00'	100.00'	18.00°



RECORDER

BY:	REVISION:
MS. DATE:	
DESIGN BY: K.K.	
DRAWN BY: K.K.	
CHECKED BY: J.H.	
CONDOMINIUM PLAT	

CIVIL AND SURVEY
HUNTER
 ENGINEERING
 10400 N. 73RD ST. SUITE 200
 CHANDLER, AZ 85226
 PHONE: 480.941.3885
 FAX: 480.941.3888

"MARKETPLACE COMMONS AT FULTON RANCH"
 A CONDOMINIUM IN THE CITY OF CHANDLER
 AS SHOWN IN BOOK 966, PAGE 46, RECORDS OF MARICOPA COUNTY,
 ARIZONA, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 21,
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 AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

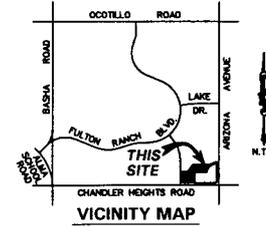
SECTION: 21
TOWNSHIP: 2 S.
RANGE: 5 E.
JOB NO.: CHMP011-CP
SCALE: 1" = 60'
SHEET: 3 OF 9

"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 GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNER: CHAMPION MARKETPLACE COMMONS, LLLP



NO.	DATE	REVISION	BY
PURPOSE:			CONDOMINIUM PLAT

DESIGN BY: K.K.
DRAWN BY: K.K.
CHECKED BY: JKH

EXISTING EASEMENTS

- 1 RIGHT-OF-WAY DEDICATED BY BK. 708, PG. 9, 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. 839, PG. 9, M.C.R.
- 4 DRAINAGE EASEMENT (D.E.) BY BK. 984, PG. 46, M.C.R.
- 5 30' x 30' SIGHT VISIBILITY EASEMENT (S.V.E.) BY BK. 708, PG. 9, M.C.R.
- 6 4' x 30' BUS SHELTER EASEMENT (B.S.E.) BY BK. 708, PG. 9, M.C.R.
- 7 PUBLIC UTILITIES EASEMENT (P.U.E.) BY BK. 708, PG. 9, M.C.R.
 DOC. NO. 2008-1299083, M.C.R.
 DOC. NO. 2008-1299084, M.C.R.
 DOC. NO. 2008-1299086, M.C.R.
 DOC. NO. 2008-1299087, M.C.R.

AREA TABLES

BUILDING 100-A

UNIT NO.	UNIT AREA	SHARED L.C.E.	TOTAL AREA
A-100	3,002 SQ. FT.	83 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.	7,009 SQ. FT.
TOTAL	6,817 SQ. FT.	182 SQ. FT.	7,009 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.	166 SQ. FT.	6,002 SQ. FT.
TOTAL	5,838 SQ. FT.	166 SQ. FT.	6,002 SQ. FT.

BUILDING 700-G

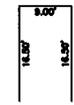
UNIT NO.	UNIT AREA	SHARED L.C.E.	TOTAL AREA
G-100	8,310 SQ. FT.	190 SQ. FT.	8,500 SQ. FT.
TOTAL	8,310 SQ. FT.	190 SQ. FT.	8,500 SQ. FT.

BUILDING 800-H

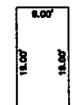
UNIT NO.	UNIT AREA	SHARED L.C.E.	TOTAL AREA
H-100	3,903 SQ. FT.	112 SQ. FT.	4,015 SQ. FT.
H-102	1,834 SQ. FT.	93 SQ. FT.	1,928 SQ. FT.
TOTAL	5,838 SQ. FT.	187 SQ. FT.	6,024 SQ. FT.

PARKING SPACE DETAILS

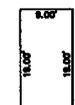
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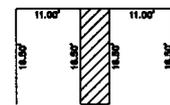
INTERIOR



COVERED



HANDICAP



RECORDER

CIVIL AND SURVEY
HUNTER
 ENGINEERING
 10409 N. 74TH ST., SUITE 200
 SCOTTSDALE, AZ 85258
 P 480 991 3869
 F 480 991 3868

"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.

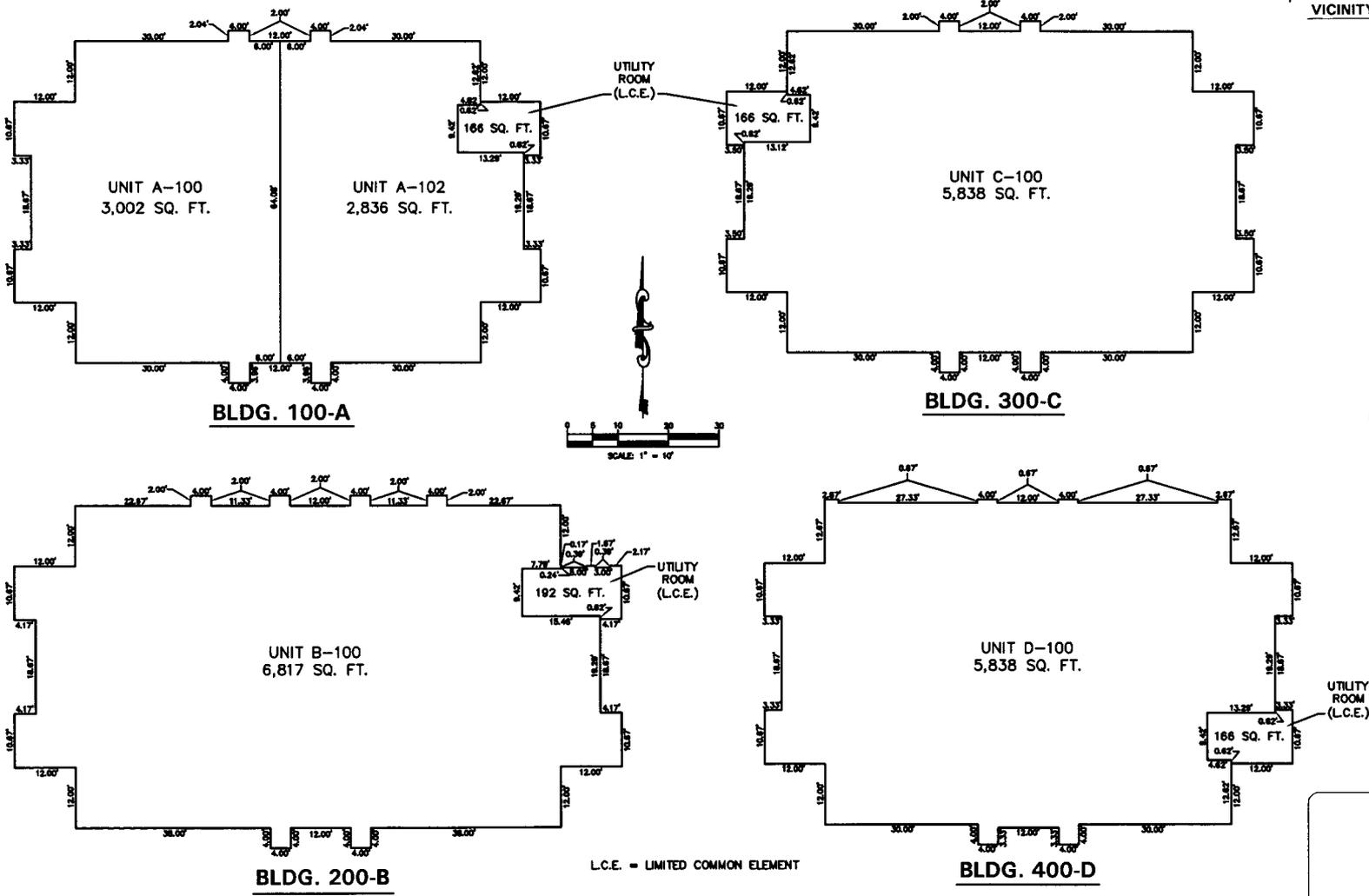
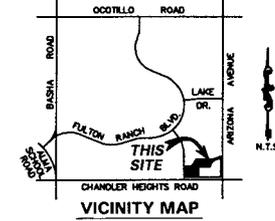
SECTION: 21
 TOWNSHIP: 2 S.
 RANGE: 5 E.
 JOB NO.:
CHMP011-CP
 SCALE
 1"=10'
 SHEET
4 OF 9

"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 GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNER: CHAMPION MARKETPLACE COMMONS, LLLP



NO.	DATE	REVISION	BY
PURPOSE:			CONDOMINIUM PLAT

DESIGN BY: KJK
 DRAWN BY: KJK
 CHECKED BY: JWH

HUNTER
 ENGINEERING
 10450 N. 74TH ST., SUITE 200
 SCOTTSDALE, AZ 85258
 PHONE: 480.991.3888
 FAX: 480.991.3886

CIVIL AND SURVEY

"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.

RECORDER

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

JOB NO.:
 CHMPO11-CP

SCALE:
 1"=10'

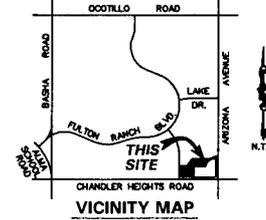
SHEET
 5 OF 9

"MARKETPLACE COMMONS AT FULTON RANCH"

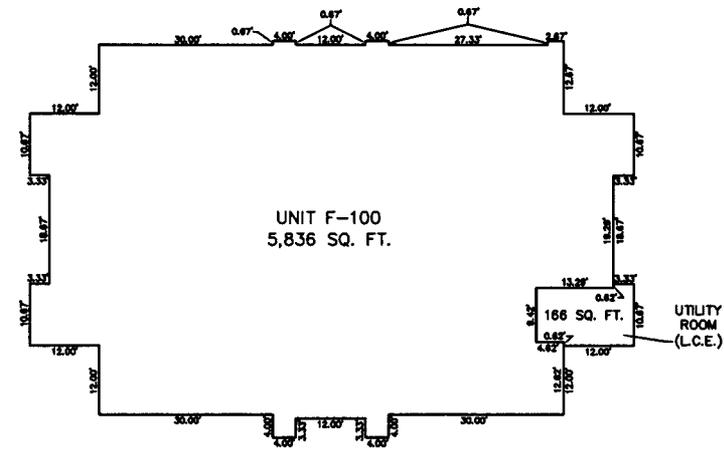
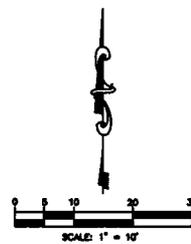
A CONDOMINIUM IN THE CITY OF CHANDLER

A REPLAT OF LOT 1 OF "MARKETPLACE PLAZA AT FULTON RANCH", AS RECORDED IN BOOK 986, 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

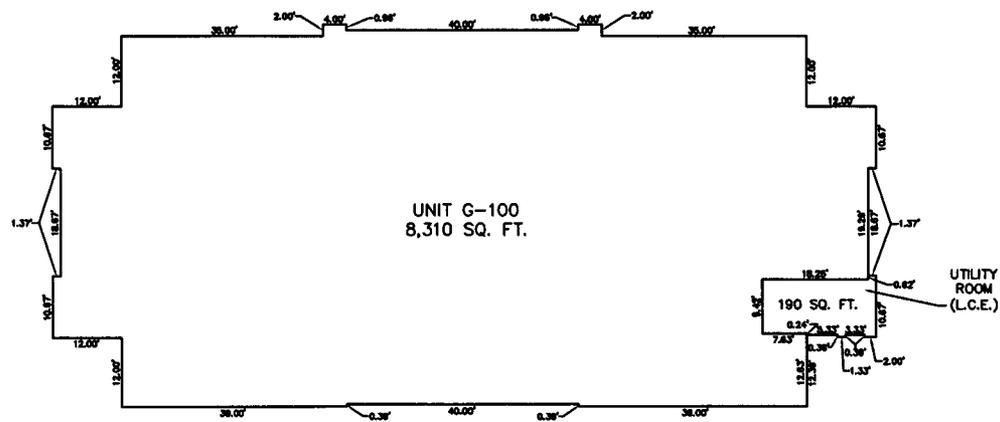


NO. DATE	REVISION	BY
PURPOSE: CONDOMINIUM PLAT		
DESIGN BY: K.K.R.		
DRAWN BY: K.K.R.		
CHECKED BY: J.H.		



BLDG. 600-F

L.C.E. = LIMITED COMMON ELEMENT



BLDG. 700-G

HUNTER
ENGINEERING
10450 N. 74TH ST. SUITE 200
SCOTTSDALE, AZ 85258
P 480 3484
F 480 3484

CIVIL AND SURVEY

"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 986, 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.



RECORDER

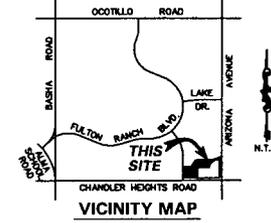
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TOWNSHIP: 2 S.
RANGE: 5 E.
JOB NO.: CHMP011-CP
SCALE: 1"=10'
SHEET: 6 OF 9

"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



BY:	REVISION:
NO. DATE	
PURPOSE: CONDOMINIUM PLAT	

DESIGN BY: K.K.
DRAWN BY: K.K.
CHECKED BY: JON

HUNTER
ENGINEERING
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85238
TEL: 480.991.3888
F: 480.991.3886

CIVIL AND SURVEY

"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.



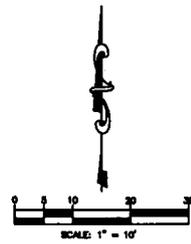
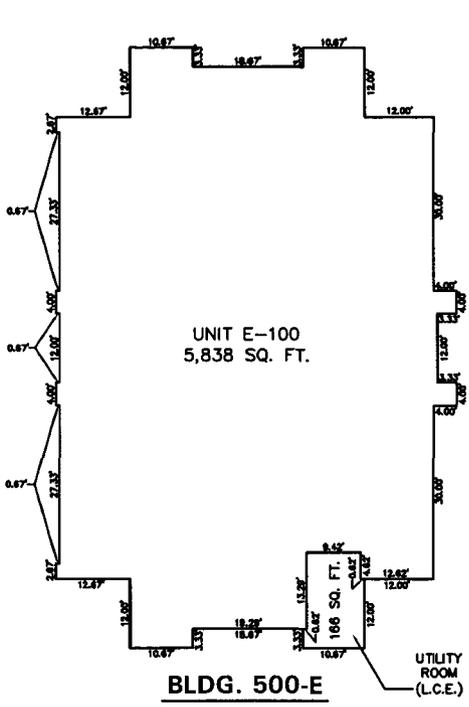
RECORDER

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

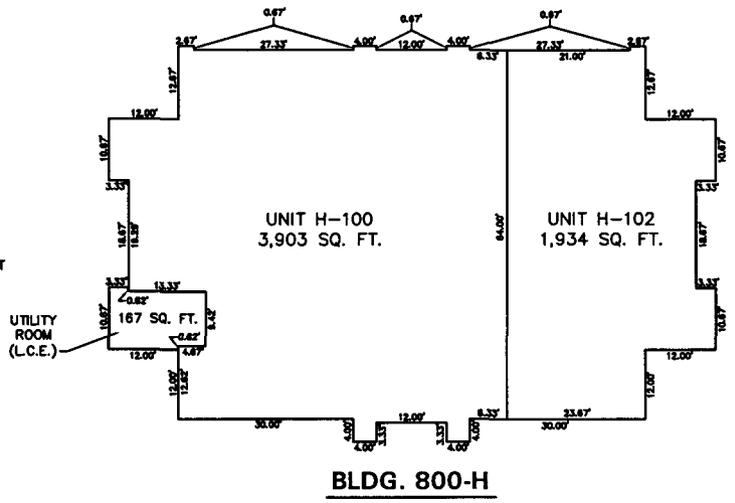
JOB NO.: CHMP011-CP

SCALE: 1"=10'

SHEET 7 OF 9



L.C.E. = LIMITED COMMON ELEMENT

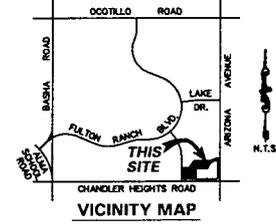


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A CONDOMINIUM IN THE CITY OF CHANDLER

A REPLAT OF LOT 1 OF "MARKETPLACE PLAZA AT FULTON RANCH", AS RECORDED IN BOOK 968, 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



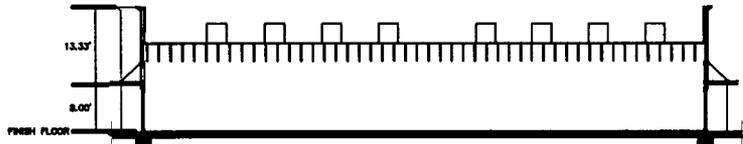
NO.	DATE	REVISION	BY
PURPOSE:			CONDOMINIUM PLAT

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

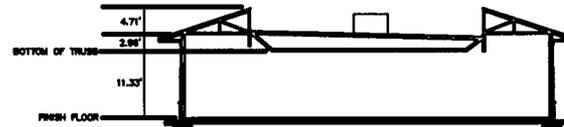
HUNTER
ENGINEERING
10408 N. 74TH ST. SUITE 200
SCOTTSDALE, AZ 85258
TEL: 480.991.3900
F: 480.991.3909

CIVIL AND SURVEY

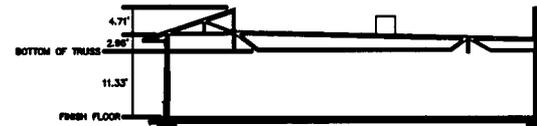
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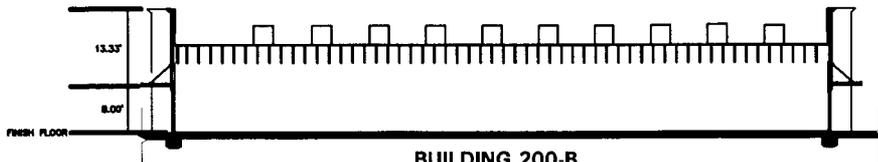
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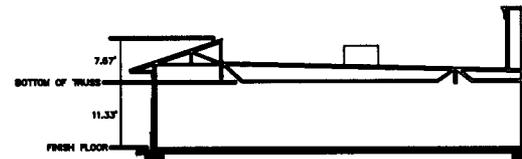
BUILDINGS 100-A, 300-C, 700-G



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



BUILDING 200-B



BUILDING 200-B



RECORDER

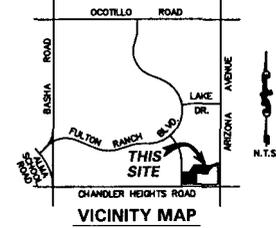
SECTION: 21
TOWNSHIP: 2 S.
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JOB NO.: CHMP011-CP
SCALE: 1"=10'
SHEET: 8 OF 9

"MARKETPLACE COMMONS AT FULTON RANCH"

A CONDOMINIUM IN THE CITY OF CHANDLER

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OWNER: CHAMPION MARKETPLACE COMMONS, LLLP

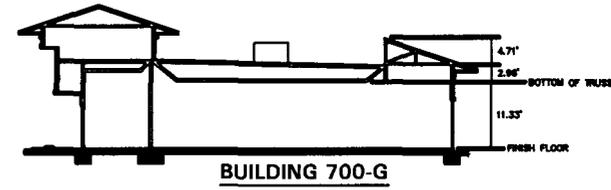
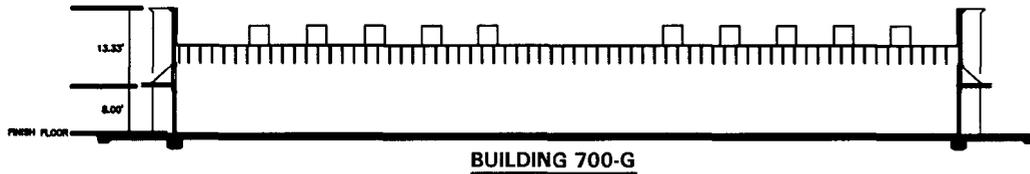


BY	
REVISION	
DATE	
PURPOSE	CONDOMINIUM PLAT

DESIGN BY: KJK
 DRAWN BY: KJK
 CHECKED BY: JKH

HUNTER
 ENGINEERING
 10450 N. 31st ST. SUITE 200
 SCOTTSDALE, AZ 85258
 P: 480.991.3888

CIVIL AND SURVEY



"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.



RECORDER

SECTION: 21
TOWNSHIP: 2 S.
RANGE: 5 E.
JOB NO.: CHMP011-CP
SCALE: 1"=10'
SHEET: 9 of 9