

#71
JUL 31 2008



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Planning & Development - CC Memo No. 08-144

DATE: JULY 17, 2008

TO: MAYOR AND CITY COUNCIL

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

FROM: KEVIN MAYO, ACTING PLANNING MANAGER

SUBJECT: PPT08-0003 SANTA MARIA VILLAGE

Request: Preliminary Plat (PPT) approval for a mixed-use development with commercial and residential uses

Location: North and east of the northeast corner of Chandler Boulevard and McQueen Road

Applicant: Brennan Ray
Burch & Cracchiolo, P.A.

Project Info: 18-acre site, 9.7-acre residential component, 8.3-acre 5-lot commercial component

RECOMMENDATION

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

BACKGROUND

This Preliminary Plat is for a mixed-use development with commercial and residential uses. The plat creates the lots and tracts, construction phasing lines, establishes the necessary easements, and dedicates the required rights-of-way.

PLANNING COMMISSION VOTE REPORT

Motion to approve:

In Favor: 5 Opposed: 0 Abstain: 1 (Flanders) Absent: 1 (Creedon)

RECOMMENDED ACTION

Planning Commission and Staff recommend approval of the Preliminary Plat subject to the following condition:

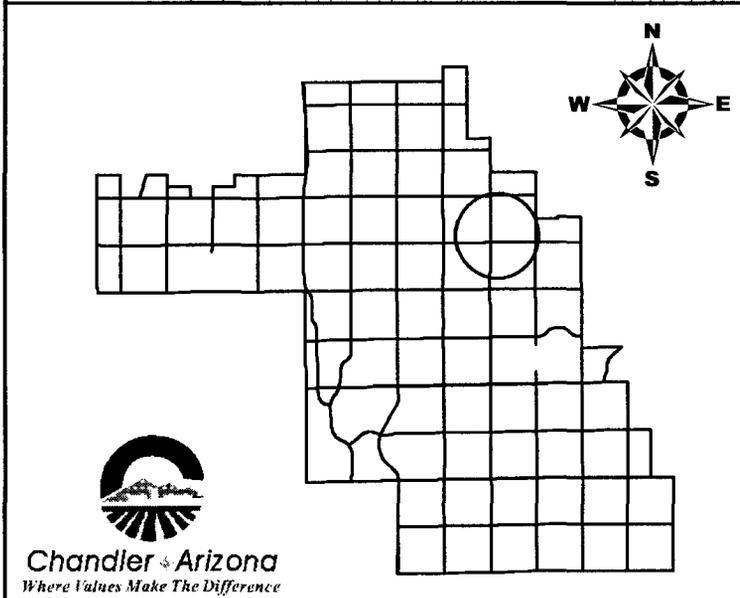
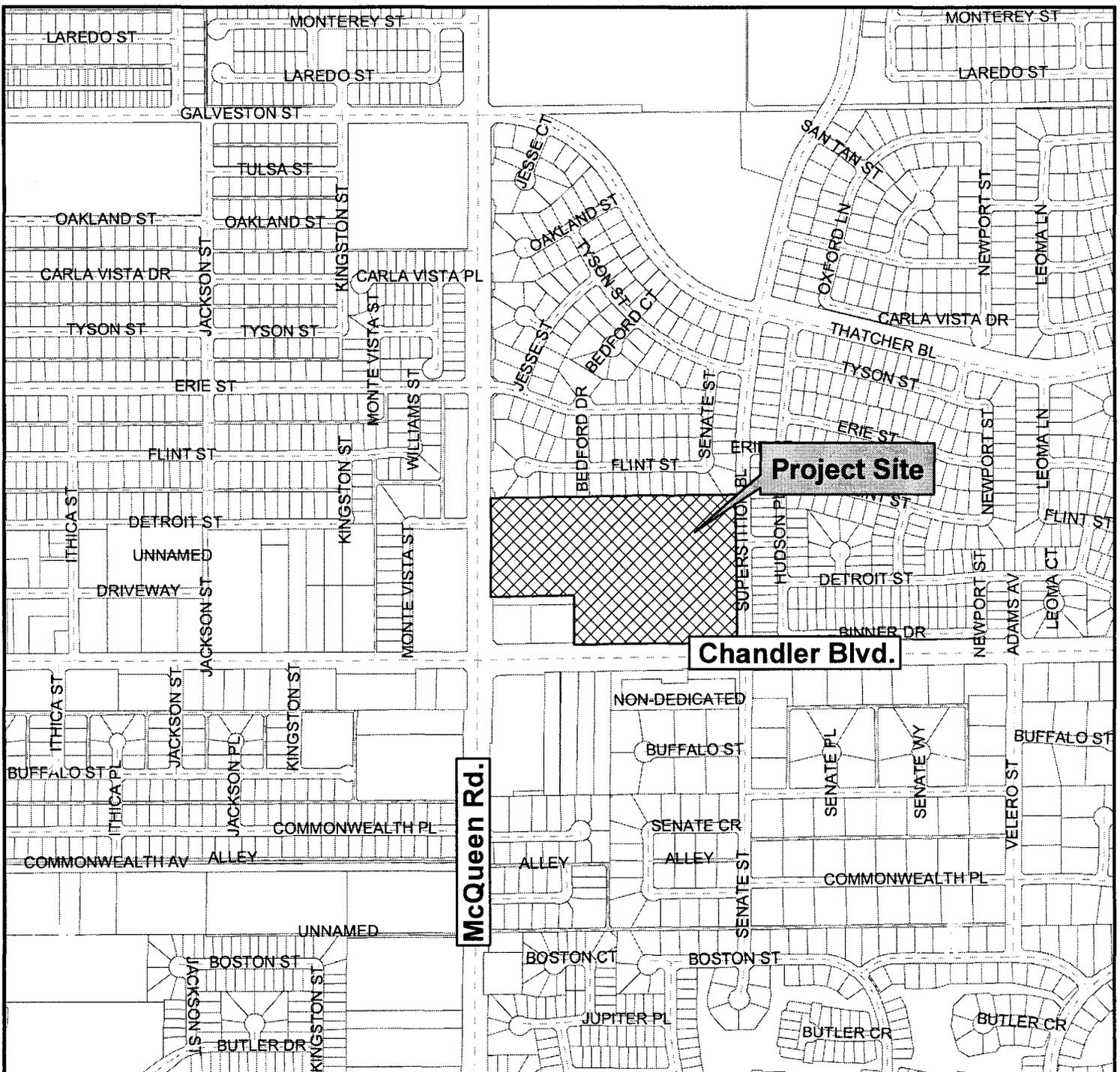
1. Approval by the City Engineer and Director of Planning and Development with regard to the details of all submittals required by code or condition.

PROPOSED MOTION

Move to approve the Preliminary Plat PPT08-0003 SANTA MARIA VILLAGE, per Planning Commission and Staff recommendation.

Attachments

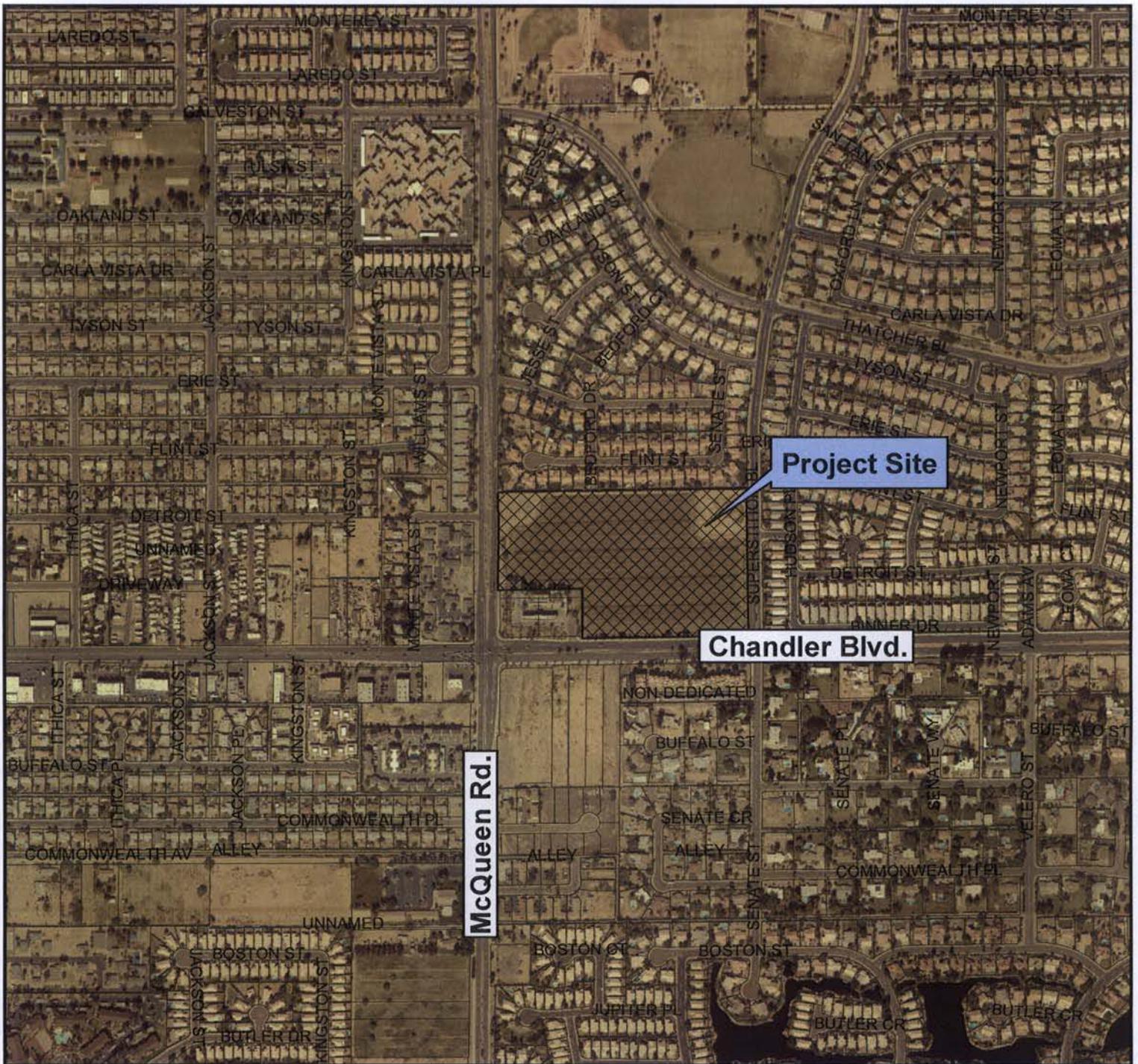
1. Vicinity Map
2. Preliminary Plat



Vicinity Map

Santa Maria Village

CITY OF CHANDLER 6/23/2008



Project Site

Chandler Blvd.

McQueen Rd.

Vicinity Map



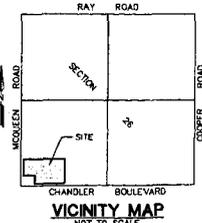
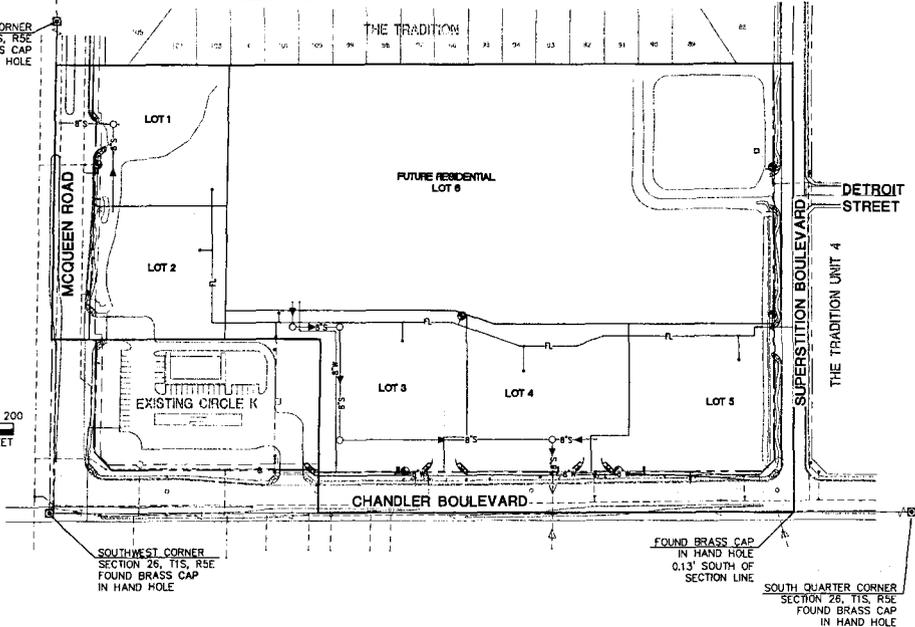
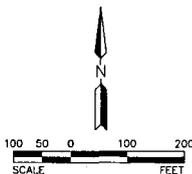
Santa Maria Village

SANTA MARIA VILLAGE

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT

- LEGEND**
- 8" S— PROPOSED SEWER LINE
 - 8" W— PROPOSED WATER LINE
 - FL— PROPOSED FIRE LINE
 - EX 8" S— EXISTING SEWER LINE
 - EX 12" W— EXISTING WATER LINE
 - RIGHT OF WAY
 - EASEMENT
 - ROAD CENTERLINE
 - ⊙ BRASS CAP PER MAG 120-1B
 - ⊙ BRASS CAP PER MAG 120-1A
 - R/W RIGHT OF WAY
 - B/C BACK OF CURB
 - EDP EDGE OF PAVEMENT
 - STREET LIGHT
 - FIRE HYDRANT
 - SEWER MANHOLE
 - SEWER FLOW DIRECTION
 - ▬ STORMDRAIN PIPE
 - INV-99.9 INVERT ELEVATION
 - FG-99.9 FINISH GROUND ELEVATION
 - EX TC-99.9 EXISTING TOP OF CURB ELEVATION
 - TC-99.9 TOP OF CURB ELEVATION
 - V_r VOLUME PROVIDED
 - V_r REQUIRED VOLUME
 - M MONUMENT LINE
 - PUE PUBLIC UTILITY EASEMENT
 - ⊕ STREET SIGN POST
 - ⊕ CONSTRUCTION CENTER LINE
 - P PROPERTY LINE
 - T TELEPHONE LINE
 - EG EXISTING GROUND ELEVATION
 - VE VISIBILITY EASEMENT
 - ← DRAINAGE FLOW
 - PIV POST INDICATING VALVE
 - BFP BACK FLOW PREVENTER



OWNER/DEVELOPER:
WARD REAL ESTATE & DEVELOPMENT
565 W CHANDLER BLVD
SUITE 210
CHANDLER, ARIZONA 85225
PHONE: (480) 899-4330
FAX: (480) 899-9903
CONTACT: SCOTT WARD

ENGINEER:
CMX
3100 W. RAY RD. SUITE 201
CHANDLER, AZ 85226
PHONE: (480) 648-1900
FAX: (480) 648-1918
CONTACT: TED TINDALL

BASIS OF BEARING:
BASIS OF BEARING IS N89°54'50"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

BENCHMARK:
C.O.C. BM # 27
BENCHMARK IS A 2" BRASS CAP SET IN BASE OF MOST WESTERLY BALLFIELD LIGHT STANDARD AT PIMA PARK BETWEEN RAY RD AND CHANDLER BOULEVARD, 140' EAST OF MCGUEN RD, 390' NORTH OF GALVESTON ST AND THATCHER RD. PER CITY OF CHANDLER DATUM.
ELEVATION = 1224.095

SITE DATA:
EXISTING ZONING - PAD (PLANNED AREA DEVELOPMENT)
GROSS ACRES = 20.14 AC.
NET ACRES = 17.59 AC.
TOTAL NO. OF LOTS = 6

FLOOD ZONE CERTIFICATION:
ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 0403C2865 G, UPDATED SEPT. 30, 2005, THE SUBJECT PROPERTY IS LOCATED IN ZONE X. ZONE X IS DEFINED AS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

LEGAL DESCRIPTION
THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT A BRASS CAP IN HAND HOLE FOUND AND ACCEPTED AS THE MONUMENT FOR THE SOUTHWEST CORNER OF SAID SECTION 26, FROM WHICH A BRASS CAP IN HAND HOLE FOUND AND ACCEPTED AS THE MONUMENT FOR THE WEST QUARTER CORNER OF SAID SECTION BEARS NORTH 00 DEGREES 51 MINUTES 29 SECONDS EAST A DISTANCE OF 2637.51 FEET;
THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, NORTH 00 DEGREES 51 MINUTES 29 SECONDS EAST A DISTANCE OF 304.01 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID WEST LINE, NORTH 00 DEGREES 51 MINUTES 29 SECONDS EAST A DISTANCE OF 476.10 FEET;
THENCE DEPARTING SAID WEST LINE AND ALONG THE SOUTH LINE OF "THE TRADITION", A SUBDIVISION PLAT RECORDED IN BOOK 341 OF MAPS, PAGE 14, MARICOPA COUNTY RECORDS, NORTH 89 DEGREES 54 MINUTES 50 SECONDS EAST A DISTANCE OF 1302.60 FEET TO THE CENTERLINE OF SUPERSTITION BOULEVARD;
THENCE ALONG SAID CENTERLINE, SOUTH 00 DEGREES 05 MINUTES 10 SECONDS EAST A DISTANCE OF 780.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER;
THENCE ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 54 MINUTES 50 SECONDS WEST A DISTANCE OF 842.45 FEET;
THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 51 MINUTES 29 SECONDS EAST A DISTANCE OF 304.01 FEET;
THENCE SOUTH 89 DEGREES 54 MINUTES 50 SECONDS WEST A DISTANCE OF 473.01 FEET TO THE POINT OF BEGINNING.
THE ABOVE-DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 877,262 SQ. FT. (20.1392 ACRES) MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.

- NOTES**
- THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
 - THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
 - MAINTENANCE OF ALL PHASE 1 LANDSCAPING TO BE RESPONSIBILITY OF COMMERCIAL LOTS, INCLUDING THE LANDSCAPING PLACED ON LOT 6, UNTIL FUTURE RESIDENTIAL IS COMPLETED.

LOT INFORMATION

LOT	GROSS AREA		NET AREA	
	S.F.	AC.	S.F.	AC.
1	74,847	1.72	58,121	1.33
2	70,304	1.61	54,909	1.26
3	95,236	2.19	80,786	1.85
4	90,993	2.09	74,048	1.70
5	104,997	2.41	72,597	1.67
6	440,885	10.12	425,997	9.78
TOTALS	877,262	20.14	766,458	17.59

SHEET INDEX

PP01	COVER SHEET
PP02	CROSS SECTIONS & LEGAL DESCRIPTION
PP03-PP04	PRELIMINARY PLAT SHEETS



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CMX
FLORIDA, ARIZONA, CALIFORNIA, MARYLAND, NEVADA, NEW JERSEY, NEW YORK, PENNSYLVANIA, TEXAS

SANTA MARIA VILLAGE
NEC CHANDLER BOULEVARD & MCGUEN ROAD
CHANDLER, ARIZONA

PRELIMINARY PLAT

CMX PROJ: 7326 DATE: MAY 2008 SCALE: AS NOTED
DESIGNED: SRF/RLH DRAWN: RLH APPROVED: TPT
REV.

DWG. NO. PP01
SHT. 1 OF 4
C.O.C. LOG NO. PP108-0003

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LEGAL DESCRIPTION

LOT 1
 THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE G&A AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HAND HOLE, FOUND AND ACCEPTED AS THE MONUMENT FOR THE SOUTHWEST CORNER OF SAID SECTION, FROM WHICH A BRASS CAP IN HAND HOLE, FOUND AND ACCEPTED AS THE WEST QUARTER CORNER OF SAID SECTION, BEARS NORTH 00 DEGREES 51 MINUTES 29 SECONDS EAST A DISTANCE OF 2637.51 FEET;

THENCE NORTH 00 DEGREES 51 MINUTES 29 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 535.76 FEET;

THENCE DEPARTING SAID WEST LINE, SOUTH 89 DEGREES 08 MINUTES 31 SECONDS EAST A DISTANCE OF 70.00 FEET TO THE WESTERLY RIGHT-OF-WAY OF MCQUEEN ROAD, BEING THE POINT OF BEGINNING;

THENCE PARALLEL WITH AND 70.00 FEET EAST OF SAID WEST LINE AND ALONG SAID RIGHT-OF-WAY, NORTH 00 DEGREES 51 MINUTES 29 SECONDS EAST A DISTANCE OF 153.65 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 89 DEGREES 08 MINUTES 25 SECONDS WEST A DISTANCE OF 5.00 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, PARALLEL WITH AND 65.00 FEET EAST OF SAID WEST LINE, NORTH 00 DEGREES 51 MINUTES 29 SECONDS EAST, A DISTANCE OF 91.78 FEET;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, ALONG THE SOUTH LINE OF "THE TRADITION", A SUBDIVISION RECORDED IN BOOK 341 OF MAPS, PAGE 14, MARICOPA COUNTY RECORDS, NORTH 89 DEGREES 54 MINUTES 50 SECONDS EAST A DISTANCE OF 239.91 FEET;

THENCE DEPARTING SAID SOUTH LINE, SOUTH 00 DEGREES 51 MINUTES 29 SECONDS WEST A DISTANCE OF 245.50 FEET;

THENCE SOUTH 89 DEGREES 54 MINUTES 50 SECONDS WEST A DISTANCE OF 234.91 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 58,121 SQUARE FEET (1.3343 ACRES) MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.

LOT 2
 THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE G&A AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HAND HOLE, FOUND AND ACCEPTED AS THE MONUMENT FOR THE SOUTHWEST CORNER OF SAID SECTION, FROM WHICH A BRASS CAP IN HAND HOLE, FOUND AND ACCEPTED AS THE WEST QUARTER CORNER OF SAID SECTION, BEARS NORTH 00 DEGREES 51 MINUTES 29 SECONDS EAST A DISTANCE OF 2637.51 FEET;

THENCE NORTH 00 DEGREES 51 MINUTES 29 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 305.08 FEET;

THENCE DEPARTING SAID WEST LINE, SOUTH 89 DEGREES 08 MINUTES 31 SECONDS EAST A DISTANCE OF 65.00 FEET TO THE WESTERLY RIGHT-OF-WAY OF MCQUEEN ROAD, BEING THE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT-OF-WAY, PARALLEL WITH AND 65.00 FEET EAST OF SAID WEST LINE, NORTH 00 DEGREES 51 MINUTES 29 SECONDS EAST A DISTANCE OF 74.34 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 02 DEGREES 46 MINUTES 03 SECONDS EAST A DISTANCE OF 150.08 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, PARALLEL WITH AND 70.00 FEET EAST OF SAID WEST LINE, NORTH 00 DEGREES 51 MINUTES 29 SECONDS EAST A DISTANCE OF 6.35 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY, NORTH 89 DEGREES 54 MINUTES 50 SECONDS EAST A DISTANCE OF 234.91 FEET;

THENCE SOUTH 00 DEGREES 51 MINUTES 29 SECONDS WEST A DISTANCE OF 230.60 FEET;

THENCE SOUTH 89 DEGREES 54 MINUTES 50 SECONDS WEST A DISTANCE OF 239.91 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 54,909 SQUARE FEET (1.2605 ACRES) MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.

LOT 3
 THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE G&A AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HAND HOLE, FOUND AND ACCEPTED AS THE MONUMENT FOR THE SOUTHWEST CORNER OF SAID SECTION 26, FROM WHICH A BRASS CAP IN HAND HOLE, FOUND AND ACCEPTED AS THE MONUMENT FOR THE SOUTH QUARTER CORNER OF SAID SECTION, BEARS NORTH 89 DEGREES 54 MINUTES 50 SECONDS EAST A DISTANCE OF 2630.89 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, NORTH 89 DEGREES 54 MINUTES 50 SECONDS EAST A DISTANCE OF 473.01 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 51 MINUTES 29 SECONDS EAST A DISTANCE OF 65.01 FEET TO THE NORTHERLY RIGHT-OF-WAY OF CHANDLER BOULEVARD, BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 51 MINUTES 29 SECONDS EAST A DISTANCE OF 239.00 FEET;

THENCE SOUTH 89 DEGREES 54 MINUTES 50 SECONDS WEST A DISTANCE OF 168.09 FEET;

THENCE NORTH 00 DEGREES 51 MINUTES 29 SECONDS EAST A DISTANCE OF 49.96 FEET;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 405.82 FEET;

THENCE SOUTH 70 DEGREES 39 MINUTES 32 SECONDS EAST A DISTANCE OF 22.19 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 214.04 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 41.18 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 66.95 FEET TO THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY OF CHANDLER BOULEVARD;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89 DEGREES 54 MINUTES 50 SECONDS WEST A DISTANCE OF 221.82 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 80,786 SQ. FT. (1.8546 ACRES) MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.

LOT 4
 THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE G&A AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

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THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, NORTH 89 DEGREES 54 MINUTES 50 SECONDS EAST A DISTANCE OF 695.90 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 05 MINUTES 10 SECONDS WEST A DISTANCE OF 65.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF CHANDLER BOULEVARD, BEING THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 46.95 FEET;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 41.18 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 214.04 FEET;

THENCE SOUTH 70 DEGREES 39 MINUTES 32 SECONDS EAST A DISTANCE OF 51.39 FEET;

THENCE NORTH 89 DEGREES 54 MINUTES 50 SECONDS EAST A DISTANCE OF 237.10 FEET;

THENCE SOUTH 00 DEGREES 05 MINUTES 10 SECONDS EAST A DISTANCE OF 195.84 FEET;

THENCE SOUTH 89 DEGREES 54 MINUTES 50 SECONDS WEST A DISTANCE OF 86.52 FEET;

THENCE SOUTH 00 DEGREES 05 MINUTES 10 SECONDS EAST A DISTANCE OF 68.00 FEET TO SAID RIGHT-OF-WAY;

THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 89 DEGREES 54 MINUTES 50 SECONDS WEST A DISTANCE OF 260.85 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 74,048 SQ. FT. (1.6999 ACRES) MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.

LOT 5
 THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE G&A AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

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THENCE NORTH 89 DEGREES 54 MINUTES 50 SECONDS EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 956.54 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 05 MINUTES 10 SECONDS WEST A DISTANCE OF 65.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF CHANDLER BOULEVARD, BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 05 MINUTES 10 SECONDS WEST A DISTANCE OF 68.00 FEET;

THENCE NORTH 89 DEGREES 54 MINUTES 50 SECONDS EAST A DISTANCE OF 66.52 FEET;

THENCE NORTH 00 DEGREES 05 MINUTES 10 SECONDS WEST A DISTANCE OF 195.84 FEET;

THENCE NORTH 89 DEGREES 54 MINUTES 50 SECONDS EAST A DISTANCE OF 259.40 FEET TO THE WEST RIGHT-OF-WAY OF SUPERSTITION BOULEVARD;

THENCE ALONG SAID WEST RIGHT-OF-WAY, SOUTH 00 DEGREES 05 MINUTES 10 SECONDS EAST A DISTANCE OF 236.84 FEET;

THENCE TRANSFERING FROM SAID WEST RIGHT-OF-WAY TO SAID NORTHERLY RIGHT-OF-WAY OF CHANDLER BOULEVARD, SOUTH 44 DEGREES 54 MINUTES 42 SECONDS WEST A DISTANCE OF 38.18 FEET;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89 DEGREES 54 MINUTES 50 SECONDS WEST A DISTANCE OF 298.92 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 72,567 SQ. FT. (1.6666 ACRES) MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.

LOT 6
 THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE G&A AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

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THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, NORTH 00 DEGREES 51 MINUTES 29 SECONDS EAST A DISTANCE OF 780.10 FEET TO THE WESTERLY PROLONGATION OF THE SOUTH LINE OF "THE TRADITION" A SUBDIVISION RECORDED IN BOOK 341 OF MAPS, PAGE 15, M.C.C.

THENCE DEPARTING SAID WEST LINE, ALONG SAID SOUTH LINE, NORTH 89 DEGREES 54 MINUTES 50 SECONDS EAST A DISTANCE OF 304.92 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING, NORTH 89 DEGREES 54 MINUTES 50 SECONDS EAST A DISTANCE OF 964.68 FEET TO THE WEST RIGHT-OF-WAY OF SUPERSTITION BOULEVARD;

THENCE ALONG SAID WEST RIGHT-OF-WAY, SOUTH 00 DEGREES 05 MINUTES 10 SECONDS EAST A DISTANCE OF 451.16 FEET;

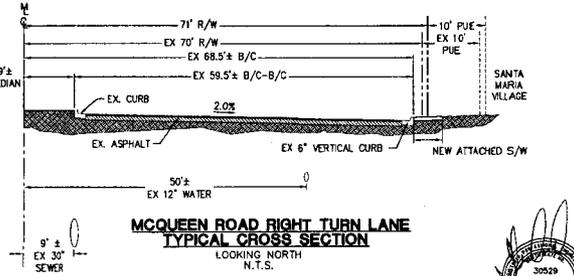
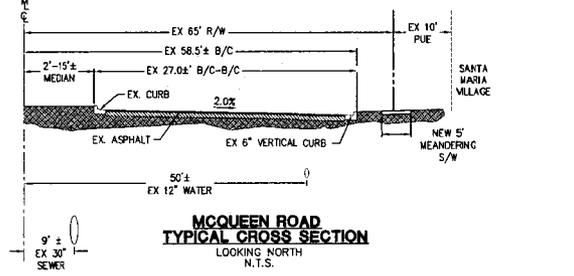
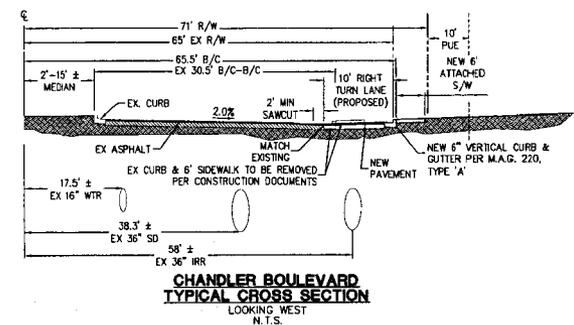
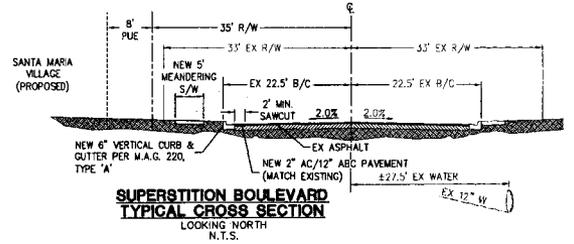
THENCE DEPARTING SAID RIGHT-OF-WAY, SOUTH 89 DEGREES 54 MINUTES 50 SECONDS WEST A DISTANCE OF 496.50 FEET;

THENCE NORTH 70 DEGREES 39 MINUTES 32 SECONDS WEST A DISTANCE OF 73.58 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 405.82 FEET;

THENCE NORTH 00 DEGREES 51 MINUTES 29 SECONDS EAST A DISTANCE OF 426.14 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 425,997 SQ. FT. (9.7795 ACRES) MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.



CHANDLER, ARIZONA 85226
 3100 W. RAY BLVD. SUITE 200
 CHANDLER, ARIZONA 85226
 FAX (480) 948-1818



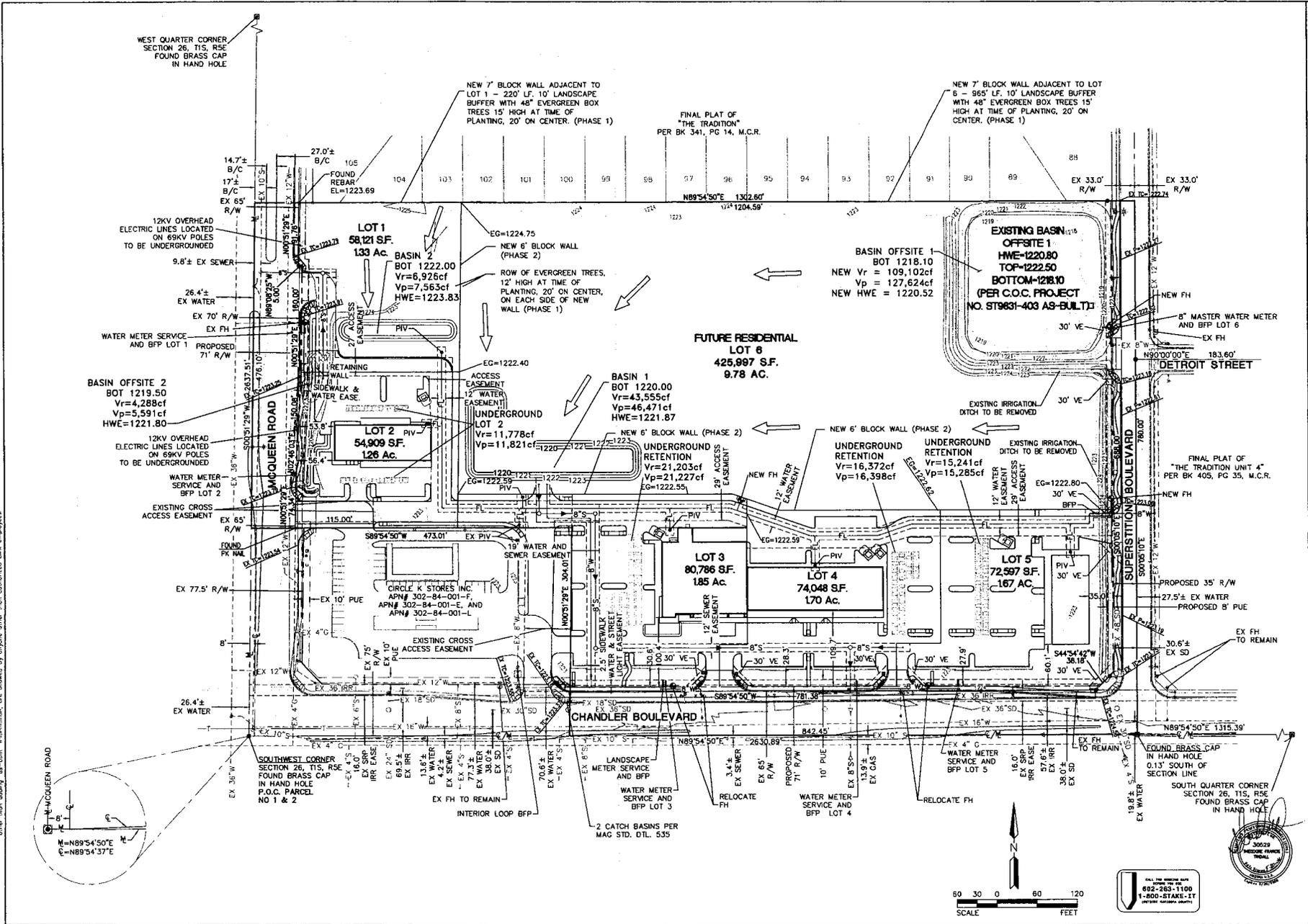
SANTA MARIA VILLAGE
 NEC CHANDLER BOULEVARD & MCQUEEN ROAD
 CHANDLER, ARIZONA
 PRELIMINARY PLAT

DATE: MAY 2008 SCALE: AS NOTED
 DESIGNED: SPC/RLH DRAWN: RCH APPROVED: T.T.
 DWG. NO. PP02 SHT. 2 OF 4
 C.O.C. LOG NO. PP108-0003



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CHANDLER BOULEVARD
 3100 W. BAY AVE. STE. 300
 CHANDLER, ARIZONA 85226
 (480) 848-1918
 FAX (480) 848-1918



SANTA MARIA VILLAGE
 NEC CHANDLER BOULEVARD & MCQUEEN ROAD
 CHANDLER, ARIZONA
PRELIMINARY PLAT

DWG. NO. **PP03**
 SHEET 3 OF 4
 C.O.C. LOG NO. PP108-0003

CMX PROJ. 7328 DATE: MAY 2008 SCALE: AS NOTED
 DESIGNED: SFC/ALH DRAWN: RCH APPROVED: TPT
 REV.

30029
 PROFESSIONAL
 SEAL
 ENGINEER
 ARIZONA

WEST QUARTER CORNER
SECTION 26, T1S, R9E
FOUND BRASS CAP
IN HAND HOLE

TITLE REFERENCE

THIS SURVEY IS BASED UPON THE TITLE COMMITMENT PREPARED BY TRANSCATION TITLE INSURANCE COMPANY, FILE NO. 01644788, DATED APRIL 21, 2008.
CMX HAS RELIED SOLELY UPON THE INFORMATION CONTAINED WITHIN THE TITLE COMMITMENT AND SCHEDULE B DOCUMENTS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS LISTED HEREON. CMX AND BRES C. RUGLAND (RLS) MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT REPORT.

SCHEDULE 'B' - EXCEPTIONS

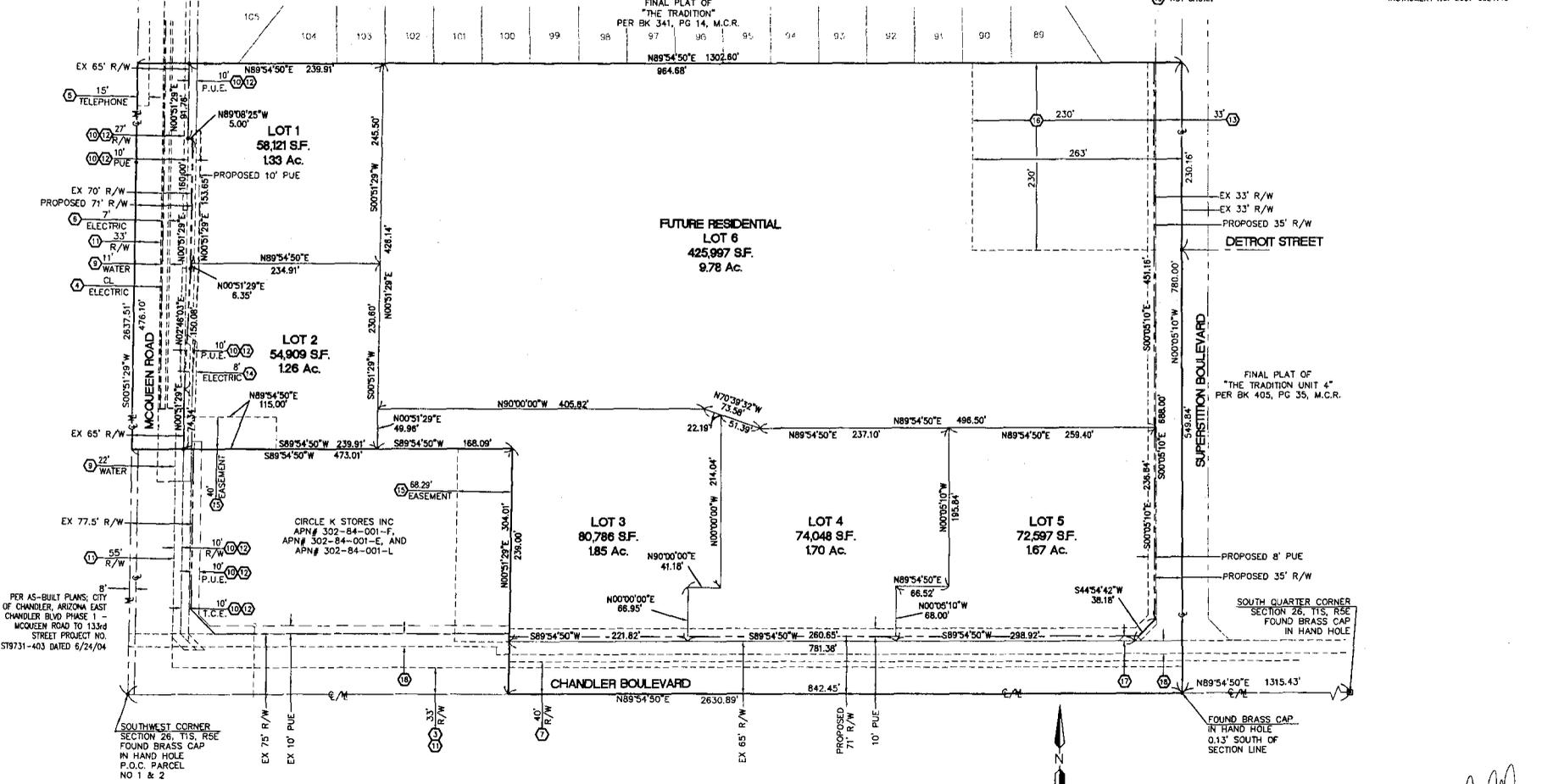
- ① EASEMENT FOR ROADWAY
- ② EASEMENT FOR ELECTRIC LINES AND APPURTENANT FACILITIES
- ③ EASEMENT FOR TELEPHONE AND TELEGRAPH LINES
- ④ EASEMENT FOR ELECTRIC LINES AND APPURTENANT FACILITIES
- ⑤ EASEMENT FOR HIGHWAY PURPOSES
- ⑥ NOT SHOWN
- ⑦ EASEMENT FOR WATER LINES
- ⑧ CONDEMNATION FOR ROADWAYS
- ⑨ EASEMENTS, CONDITIONS, AND MATTERS AS SHOWN ON SURVEY

SCHEDULE 'B' - EXCEPTIONS

- ⑩ BOOK 1 OF ROAD MAPS, PAGE 60
- ⑪ DOCKET 6232, PAGE 707
- ⑫ DOCKET 9437, PAGE 755
- ⑬ DOCKET 10334, PAGE 1121
- ⑭ DOCKET 11851, PAGE 999
- ⑮ DOCKET 12000, PAGE 1423
- ⑯ DOCKET 12927, PAGE 22
- ⑰ INSTRUMENT NO. 1987-0423284, AND INSTRUMENT NO. 1987-0532359
- ⑱ BOOK 170 OF MAPS, PAGE 14
- ⑲ EASEMENT FOR PUBLIC UTILITIES, DRAINAGE AND RETENTION
- ⑳ EASEMENT FOR ROADWAY AND PUBLIC UTILITIES
- ㉑ EASEMENT FOR UNDERGROUND ELECTRIC LINES
- ㉒ TERMS, COVENANTS AND CONDITIONS SET FORTH "MUTUAL GRANT OF EASEMENTS AGREEMENT" (PORTION OF EASEMENT IS ALSO PARCEL NO. 2 PER LEGAL DESCRIPTION)
- ㉓ INGRESS EGRESS EASEMENT
- ㉔ EASEMENT FOR STORM WATER DRAINAGE AND RETENTION BASIN
- ㉕ EASEMENT FOR IRRIGATION
- ㉖ SRP IRRIGATION EASEMENT
- ㉗ NOT SHOWN

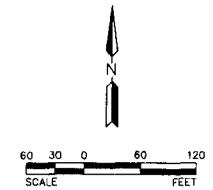
INSTRUMENT NO. 1989-0462681,
INSTRUMENT NO. 1989-0563188, AND
INSTRUMENT NO. 1990-0003901
INSTRUMENT NO. 1995-0104165
INSTRUMENT NO. 1998-0990311
INSTRUMENT NO. 1998-1026853
INSTRUMENT NO. 2000-0176647
INSTRUMENT NO. 2000-0176648
INSTRUMENT NO. 2000-0524375
INSTRUMENT NO. 2001-0024715

FINAL PLAT OF
"THE TRADITION"
PER BK 341, PG 14, M.C.R.
N89°54'50"E 1302.80'
964.68'



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PER AS-BUILT PLANS, CITY OF CHANDLER, ARIZONA EAST CHANDLER BLVD PHASE 1 - MCOUSEN ROAD TO 133rd STREET PROJECT NO. 579731-403 DATED 5/24/04



CMX
FLORIDA ARIZONA MONTANA NEVADA NEW JERSEY NEW YORK PENNSYLVANIA TEXAS

SANTA MARIA VILLAGE
NEC CHANDLER BOULEVARD & MCOUSEN ROAD
CHANDLER, ARIZONA

PRELIMINARY PLAT

DATE: MAY 2008 SCALE: AS NOTED
DESIGNED: SJK/RLH DRAWN: RLH APPROVED: JPT
REV. _____

DWG. NO. **PP04**
SHT. 4 OF 4

C.O.C. LOG NO. PPT08-0003