

#57

JAN 08 2009



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Planning & Development - CC Memo No. 08-230

DATE: DECEMBER 18, 2008

TO: MAYOR AND CITY COUNCIL

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

FROM: KEVIN MAYO, PRINCIPAL PLANNER

SUBJECT: FPT08-0002 STELLAR AIRPARK ESTATES II

Request: Final Plat approval

Location: Southeast corner of Chandler Boulevard and Galaxy Drive, ½-mile west of McClintock Drive

Applicant: Chuck Garrett
CMX

Project Info: 9-lot custom home subdivision on approximately 12.5-acres

RECOMMENDATION

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

BACKGROUND

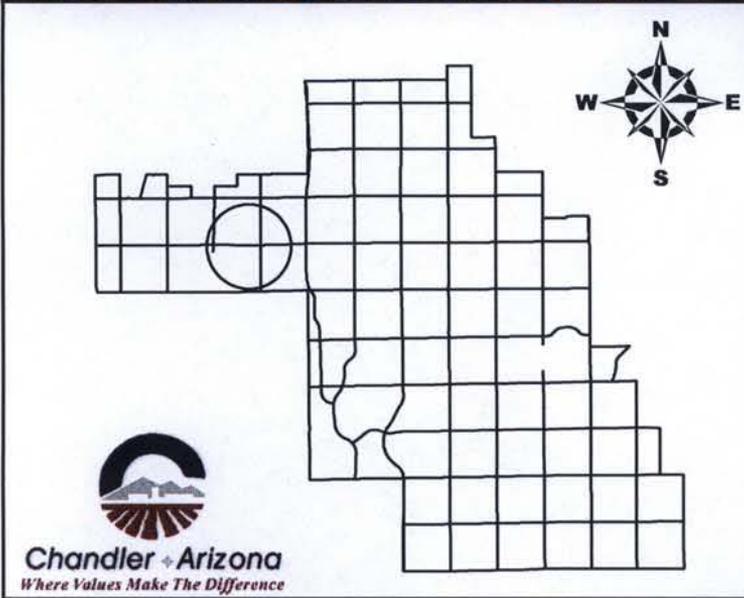
This Final Plat is for a 9-lot custom single-family residential subdivision with aviation-related uses on an approximately 12.5-acre site located at the southeast corner of Chandler Boulevard and Galaxy Drive. The plat creates the lots and tracts, construction phasing lines, establishes the necessary easements, and dedicates the required rights-of-way.

PROPOSED MOTION

Move to approve the Final Plat FPT08-0002 STELLAR AIRPARK ESTATES II, per Staff recommendation.

Attachments

1. Vicinity Map
2. Final Plat



Vicinity Map



Stellar Airpark Estates II

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT RON PRATTE, AN UNMARRIED MAN AND PRAMAR PROPERTIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNERS, HAVE SUBDIVIDED UNDER THE NAME OF "STELLAR AIRPARK ESTATES II" BEING TRACT "A" AND TRACT "B" OF STELLAR CITY AIR PARK, RECORDED IN BOOK 123 OF MAPS, PAGE 44, MARICOPA COUNTY RECORDS, TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN PLATED HEREON AND HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF SAID "STELLAR AIRPARK ESTATES II" AND HEREBY DECLARE THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND TRACTS CONSTITUTING SAME, AND THAT EACH LOT AND TRACT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

CHANDLER BOULEVARD AND STELLAR PARKWAY ARE HEREBY DEDICATED AS PUBLIC RIGHTS-OF-WAY TO THE CITY OF CHANDLER FOR THE USES SHOWN HEREON.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

EASEMENTS FOR PRIVATE UTILITIES, ROADWAYS, WALKWAYS, INGRESS, EGRESS, PARKING, DRAINAGE, EMERGENCY VEHICLE ACCESS AND FACILITY CONSTRUCTION AND MAINTENANCE ARE PROVIDED ACCORDING TO THE "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR STELLAR AIRPARK ESTATES II" TO BE RECORDED CONCURRENTLY HEREWITH.

TRACTS A THROUGH F ARE NOT DEDICATED TO THE PUBLIC BUT ARE PLATED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE STELLAR AIRPARK ESTATES II HOMEOWNERS ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (TO BE RECORDED CONCURRENTLY). TRACTS A THROUGH F ARE HEREBY PROVIDED FOR THE PURPOSES SHOWN HEREON AND AS MAY BE FURTHER DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS.

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

ALL PROPERTY, AMENITIES AND FACILITIES PROPOSED TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION ARE HEREWITH PLATED AS COMMON PROPERTY WITH AN UNDIVIDED INTEREST OWNED IN COMMON BY EACH LOT OWNER.

RON PRATTE, AN UNMARRIED MAN AND PRAMAR PROPERTIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNERS, DO HEREBY GRANT AND CONVEY TO THE CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION, AN EASEMENT FOR AVIATION PURPOSES OVER AND ACROSS ALL LOTS, TRACTS AND PARCELS OF SAID SUBDIVISION IN CONNECTION WITH FLIGHTS FROM THREE HUNDRED FIFTY (350) FEET ABOVE THE SURFACE TO AN INFINITE HEIGHT ABOVE THE SAME, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THE LAND, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT OR TAKING OFF FROM, OR OPERATION AT OR ON STELLAR AIR PARK, AND THE OWNERS (GRANTORS) DO FURTHER RELEASE AND DISCHARGE THE CITY, FOR THE USE AND BENEFIT OF THE PUBLIC AND AGENCIES OF THE CITY, OF AND FROM ALL LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER OR IN CONNECTION WITH THE OWNERS' (GRANTORS) PROPERTY ABOVE THREE HUNDRED FIFTY (350) FEET, TO AN INFINITE HEIGHT ABOVE THE SAME, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT OR TAKING OFF FROM, OR OPERATION AT OR ON CHANDLER MUNICIPAL AIRPORT.

THE GRANTING OF THIS AVIATION EASEMENT AND RELEASE DOES NOT RELIEVE THE OWNERS AND OPERATORS OF AIRCRAFT FROM LIABILITY FOR DAMAGES OR INJURY TO PERSONS OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, VIBRATION, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

THIS AVIATION EASEMENT AND RELEASE SHALL BE BINDING UPON SAID OWNERS (GRANTORS) AND THEIR HEIRS, ASSIGNS AND SUCCESSORS IN INTEREST TO ALL LOTS, TRACTS, AND PARCELS IN THE SAID SUBDIVISION AND OWNERS FURTHER AGREE THAT THIS EASEMENT AND STATEMENT OF RELEASE SHALL BE A COVENANT RUNNING WITH THE LAND.

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

IN WITNESS WHEREOF: RON PRATTE, AN UNMARRIED MAN AND PRAMAR PROPERTIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AS OWNERS, HAVE HERETO CAUSED THEIR NAMES TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURES OF THOSE LISTED BELOW, THEREUNTO DULY AUTHORIZED.

RON PRATTE, AN UNMARRIED MAN

PRAMAR PROPERTIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____
ITTS

ACKNOWLEDGMENT

STATE OF ARIZONA } s.s.
COUNTY OF MARICOPA

ON THIS _____ DAY OF _____, 2009, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED RON PRATTE, AN UNMARRIED MAN, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ DATE _____
MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF ARIZONA } s.s.
COUNTY OF MARICOPA

ON THIS _____ DAY OF _____, 2009, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED RON PRATTE, AN UNMARRIED MAN, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ DATE _____
MY COMMISSION EXPIRES: _____

UTILITIES & SERVICES

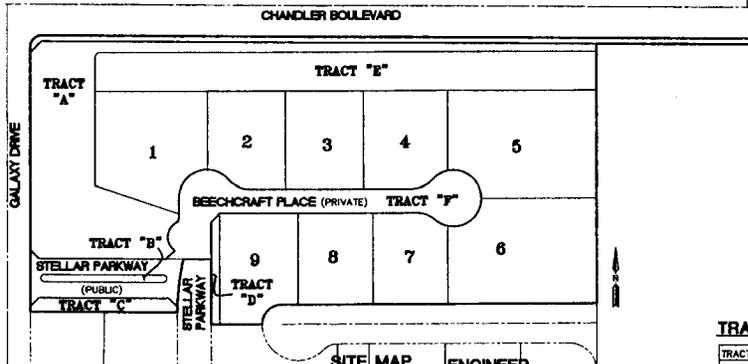
WATER ARIZONA WATER COMPANY
SEWER CITY OF CHANDLER
ELECTRIC SRP
TELEPHONE QWEST
CABLE T.V. GILA RIVER TELECOMMUNICATION
GAS SOUTHWEST GAS

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS S89°41'19" E, THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 35, T.1S., R.4E. = THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26, T.1S., R.4E., S89°59'59" E PER "STELLAR AIRPARK ESTATES II" FINAL PLAT, BOOK 665 OF MAPS, PAGE 05, M.C.R.

FINAL PLAT FOR STELLAR AIRPARK ESTATES II

TRACT "A" AND TRACT "B" OF STELLAR CITY AIR PARK, RECORDED IN BOOK 123 OF MAPS, PAGE 44, MARICOPA COUNTY RECORDS, TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



SITE MAP
SCALE: 1" = 100'

NOTES:

- 1) ALL UTILITIES AND ELECTRIC LINES ARE TO BE INSTALLED UNDERGROUND.
- 2) CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
- 3) THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2002.
- 4) ALL INDIVIDUAL LOT AND TRACT PROPERTY CORNERS SHALL BE SET WITH 1/2" REBAR AND CAP OR TAG BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT. PROPERTY CORNERS WILL BE SET AT COMPLETION OF MASS GRADING.
- 5) NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
- 6) IN EASEMENTS FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF, ONLY GRASS AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES ARE ALLOWED.
- 7) VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, WOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 6' ABOVE THE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.
- 8) THIS SUBDIVISION IS LOCATED WITHIN FLOOD ZONE "X" PER FEMA FLOOD INSURANCE RATE MAP NO. 04013C2845F DATED SEPTEMBER 30, 2005.
- 9) ALL TRACTS THAT WILL NOT BE CONVEYED TO THE CITY OF CHANDLER AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE CITY OF CHANDLER AND SHALL BE CONVEYED BY WARRANTY (OR SPECIAL WARRANTY) DEED TO THE STELLAR AIRPARK ESTATES HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
- 10) THESE PRIVATE STREETS WILL REMAIN PRIVATE AND WILL NEVER CONVERT TO PUBLIC OWNERSHIP.
- 11) THE PERSON(S) HOLDING TITLE TO THE COMMON AREA TRACTS ("TITLEHOLDER(S)") SHALL BE RESPONSIBLE FOR THE IRRIGATION OF THE COMMON AREA TRACTS. THE SOURCE OF IRRIGATION WATER FOR THE COMMON AREA TRACTS SHALL BE RECLAIMED WATER ("EFFLUENT"), BUT IF RECLAIMED WATER IS UNAVAILABLE AT THE TIME CONSTRUCTION IN THE SUBDIVISION BEGINS, THE TITLEHOLDER(S) SHALL CAUSE THE COMMON AREA TRACTS TO BE IRRIGATED AND SUPPLIED WITH WATER, OTHER THAN SURFACE WATER FROM ANY IRRIGATION DISTRICT, THROUGH SOURCES CONSISTENT WITH THE ARIZONA LAW AND THE RULES AND REGULATIONS OF THE ARIZONA DEPARTMENT OF WATER RESOURCES. ONCE EFFLUENT OF THE QUANTITY AND QUALITY NEEDED TO SUPPORT SUCH COMMON AREA TRACTS IS AVAILABLE, THEN THE TITLEHOLDER(S) SHALL CAUSE EFFLUENT TO BE USED TO IRRIGATE THE COMMON AREA TRACTS, AT SUCH TIME AS TITLE TO THE COMMON AREA TRACTS IS SOLD OR OTHERWISE TRANSFERRED, IN WHOLE OR IN PART, WHETHER TO THE SURVIVOR HOMEOWNER, HOMEOWNERS ASSOCIATION OR TO SOME THIRD PARTY, THE TITLEHOLDER(S) SHALL ALSO SELL OR TRANSFER, AT THE OPTION OF THE PARTY ACQUIRING THE TITLE THERETO, ANY WATER RIGHTS OR PERMITS HELD BY OR IN THE NAME OF THE TITLEHOLDER(S) BENEFITING OR OTHERWISE APPLICABLE TO THE COMMON AREA TRACTS.
- 12) ANY WORK PERTAINING TO THE SEWER LINE WITHIN THE EASEMENT OVER THE TAXWAY AT LOT 1 SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR THE LOT 1 OWNER. SUCH WORK WOULD INCLUDE BUT NOT BE LIMITED TO TAXWAY AND LANDSCAPING REPLACEMENT.

ENGINEER

CMX
3100 W. RAY ROAD
SUITE 201
CHANDLER, ARIZONA 85228
PHONE: (480) 648-1900
CONTACT: SHERRI KOSHOL

SHEET INDEX

- FP01 COVER SHEET
- FP02 ABANDONMENT OF EASEMENTS
- FP03 LOTS, R/W DEDICATION, TYPICAL LOT DETAIL
- FP04 EASEMENT DEDICATION, SIGHT EASEMENT DETAIL

RATIFICATION

BY THIS RATIFICATION DULY ELECTED PRESIDENT OF STELLAR AIRPARK ESTATES II HOMEOWNERS ASSOCIATION ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREIN.

SIGNATURE _____ DATE _____

ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 2009, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ DATE _____
MY COMMISSION EXPIRES: _____

CERTIFICATION

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

SHERRI KOSHOL
REG. C. RULAND
REGISTRATION NO. 29272
CMX
3100 WEST RAY ROAD SUITE 201
CHANDLER, ARIZONA 85228
PHONE: (480) 648-1900

OWNER

PRAMAR PROPERTIES, L.L.C.
4440 WEST EARHART WAY
CHANDLER, ARIZONA, 85228
PHONE: (702) 378-5500
CONTACT: RON PRATTE

OWNER

RON PRATTE
4440 WEST EARHART WAY
CHANDLER, ARIZONA, 85228
PHONE: (702) 378-5500

SITE DATA

ZONING: PAD
NO. OF LOTS: 9
GROSS AREA: 517,621 SQ. FT. = 11.8629 ACRES
CHANDLER BLVD R/W: 13,083 SQ. FT. = 0.3003 ACRES
STELLAR PARKWAY R/W: 15,968 SQ. FT. = 0.3665 ACRES

TRACT AREAS

TRACT A	72,379 SQ. FT.	1.6616 ACRES	LANDSCAPE, OPEN SPACE, RETENTION, DRAINAGE, P.U.E.
TRACT B	2,902 SQ. FT.	0.0666 ACRES	LANDSCAPE, OPEN SPACE, MEDIAN
TRACT C	6,198 SQ. FT.	0.1423 ACRES	LANDSCAPE, OPEN SPACE, SEWER EASEMENT, P.U.E.
TRACT D	2,850 SQ. FT.	0.0654 ACRES	LANDSCAPE, OPEN SPACE, P.U.E.
TRACT E	60,515 SQ. FT.	1.3892 ACRES	PRIVATE TAXWAY
TRACT F	35,123 SQ. FT.	0.8063 ACRES	VEHICLE & PEDESTRIAN ACCESS, EMERGENCY & SERVICE VEHICLE ACCESS, WATER AND SEWER EASEMENTS

CITY OF CHANDLER CERTIFICATION

THIS IS TO CERTIFY THAT IN MY OPINION ALL LOTS AND TRACTS SHOWN ON THIS PLAT CONFORM TO GOOD LAND PLANNING POLICIES AND ARE SUITABLE FOR THE PURPOSE FOR WHICH THEY ARE PLATED.

PLANNING AND DEVELOPMENT DIRECTOR _____ DATE _____

CERTIFICATION

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

CITY ENGINEER _____ DATE _____

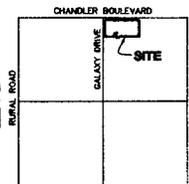
APPROVAL

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS _____ DAY OF _____, 2009.

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

BY: MAYOR _____ DATE _____

ATTEST: CITY CLERK _____ DATE _____

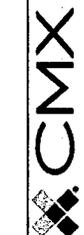


VICINITY MAP
NOT TO SCALE

LOT AREAS

LOT 1	30,625 SQ. FT.
LOT 2	22,253 SQ. FT.
LOT 3	23,541 SQ. FT.
LOT 4	24,564 SQ. FT.
LOT 5	47,360 SQ. FT.
LOT 6	47,360 SQ. FT.
LOT 7	20,970 SQ. FT.
LOT 8	21,331 SQ. FT.
LOT 9	25,475 SQ. FT.

CHANDLER OFFICE
1100 W. RAY ROAD
CHANDLER, ARIZONA 85228
PH: (480) 648-1900
FAX: (480) 648-1918



STELLAR AIRPARK ESTATES II
CHANDLER BLVD. & GALAXY DR.
CHANDLER, ARIZONA

FINAL PLAT

C.C. LOG NO. FPT 08-0002

DATE: JAN 08
DRAWN: NDC
DESIGNED: CMX
REV: _____

SCALE: AS SHOWN

APPROVED: GSR

DATE: _____

BY: _____

DATE: _____

ATTEST: _____

DATE: _____

COUNTY RECORDER

DATE: _____

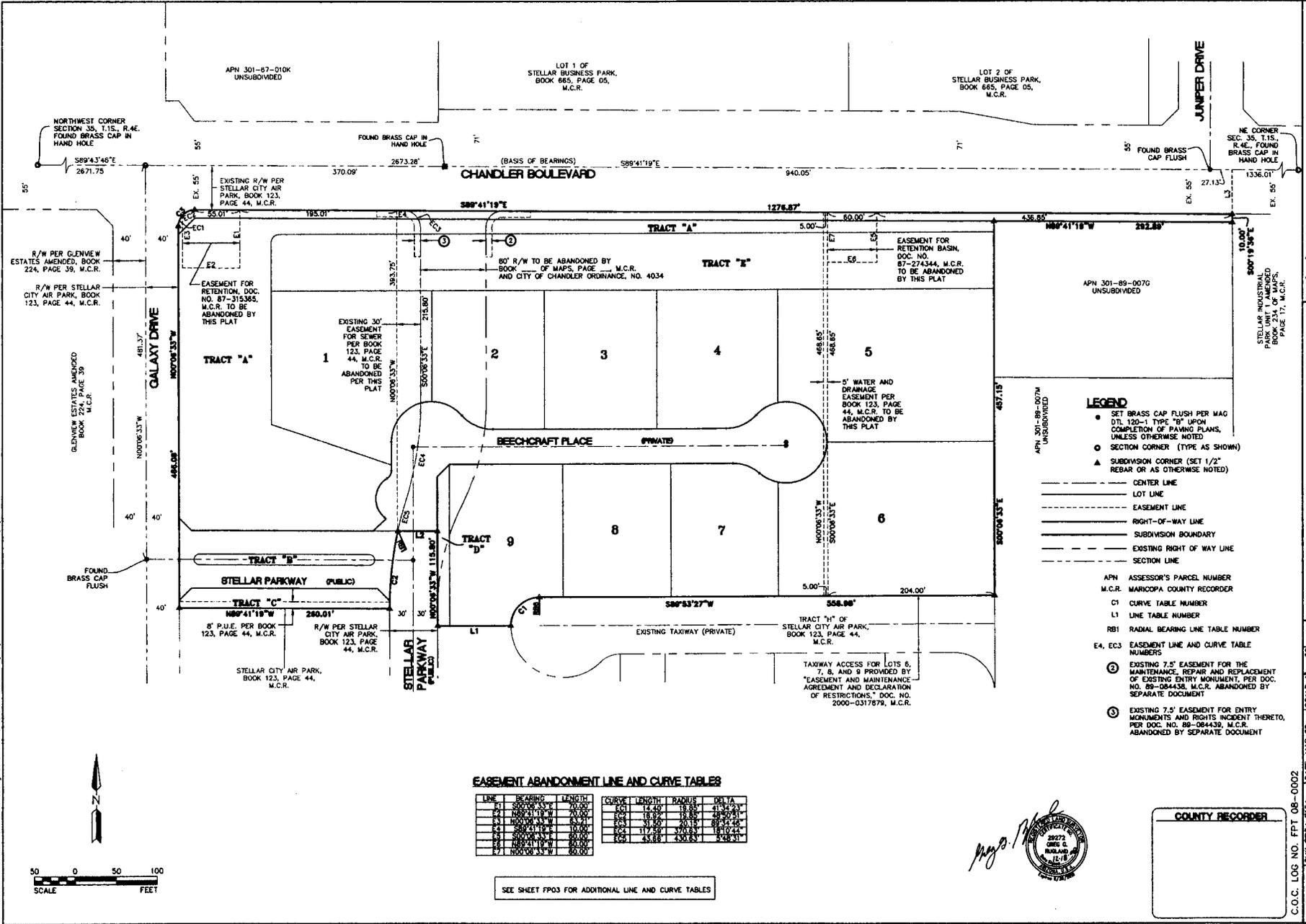
BY: _____

DATE: _____

CMX PROJ: 7154
DWG. NO. FP01
SHT. 1 OF 4

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LEGEND

- SET BRASS CAP FLUSH PER MAG DTL 120-1 TYPE "B" UPON COMPLETION OF PAVING PLANS, UNLESS OTHERWISE NOTED
- SECTION CORNER (TYPE AS SHOWN)
- ▲ SUBDIVISION CORNER (SET 1/2" REAR OR AS OTHERWISE NOTED)
- CENTER LINE
- LOT LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- SUBDIVISION BOUNDARY
- EXISTING RIGHT OF WAY LINE
- SECTION LINE

- APN ASSESSOR'S PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDER
- C1 CURVE TABLE NUMBER
- L1 LINE TABLE NUMBER
- RBI RADIAL BEARING LINE TABLE NUMBER
- E4, EC3 EASEMENT LINE AND CURVE TABLE NUMBERS
- ② EXISTING 7.5' EASEMENT FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF EXISTING ENTRY MONUMENT, PER DOC. NO. 89-08435, M.C.R. ABANDONED BY SEPARATE DOCUMENT
- ③ EXISTING 7.5' EASEMENT FOR ENTRY MONUMENTS AND RIGHTS INCIDENT THERETO, PER DOC. NO. 88-084439, M.C.R. ABANDONED BY SEPARATE DOCUMENT

EASEMENT ABANDONMENT LINE AND CURVE TABLES

LINE	BEARING	LENGTH	CURVE LENGTH	RADIUS	DELTA
E1	S89°41'19"E	20.00'	12.40'	18.85'	41.84°
E2	N00°06'33"W	20.00'	12.40'	18.85'	41.84°
E3	S89°41'19"E	20.00'	12.40'	18.85'	41.84°
E4	N00°06'33"W	20.00'	12.40'	18.85'	41.84°
EC1	S89°41'19"E	20.00'	12.40'	18.85'	41.84°
EC2	N00°06'33"W	20.00'	12.40'	18.85'	41.84°
EC3	S89°41'19"E	20.00'	12.40'	18.85'	41.84°
EC4	N00°06'33"W	20.00'	12.40'	18.85'	41.84°

SEE SHEET FP03 FOR ADDITIONAL LINE AND CURVE TABLES



COUNTY RECORDER

C.O.C. LOG NO. FFT 08-0002
 DATE: MAR 08
 SCALE: 1" = 50'
 CMX PROJ: 7154
 DESIGNED: CMX
 DRAWN: HDG
 APPROVED: GCR
 REV.

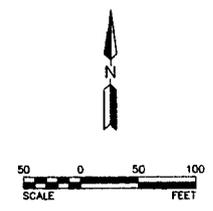
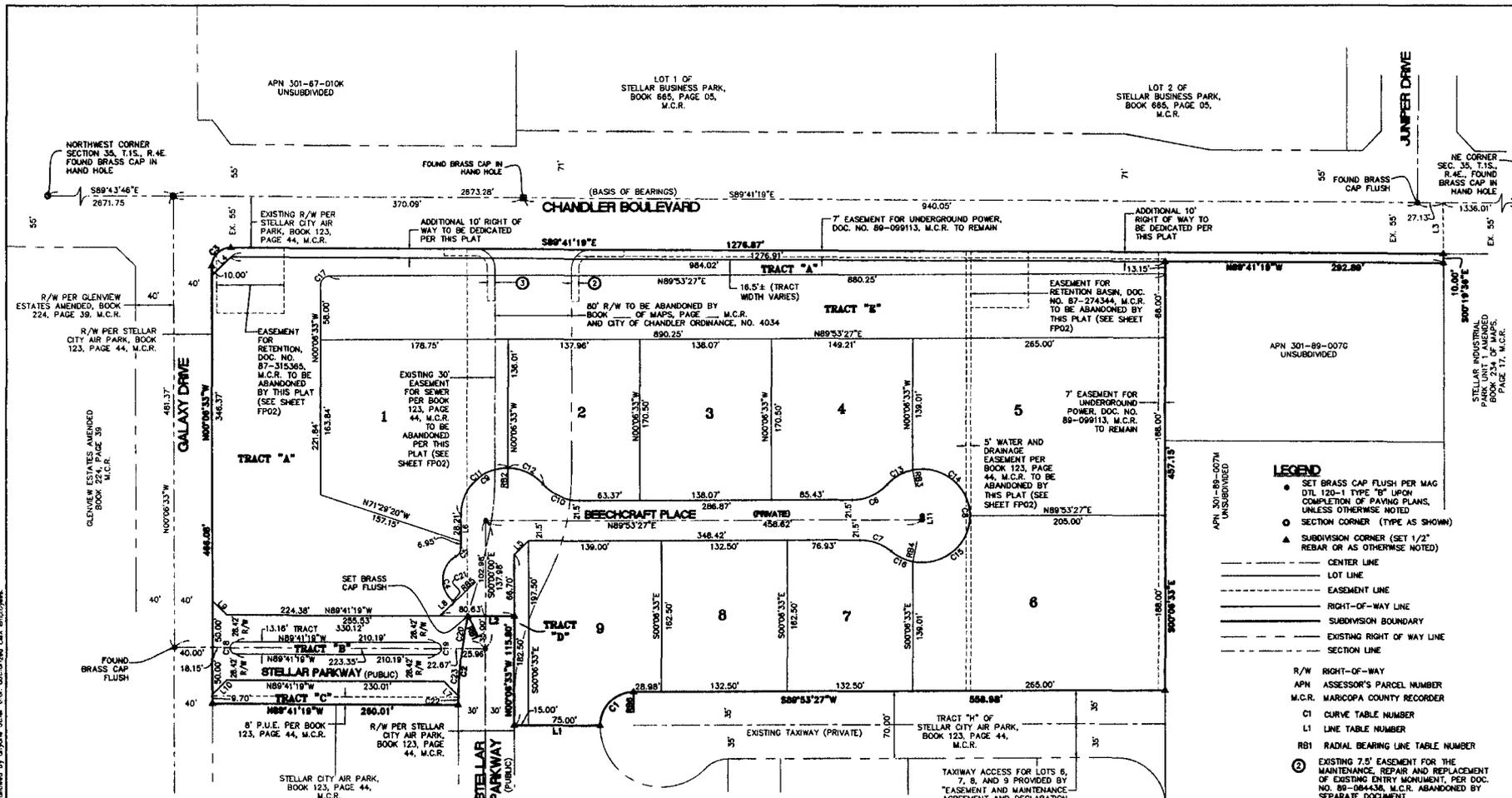
CMX
 CHANDLER OFFICE
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STELLAR AIRPARK ESTATES II
 CHANDLER BLVD & GALAXY DR
 CHANDLER, ARIZONA

FINAL PLAT - ABANDONMENT OF EASEMENTS

COUNTY RECORDER
 FPO2
 SHEET 2 OF 4

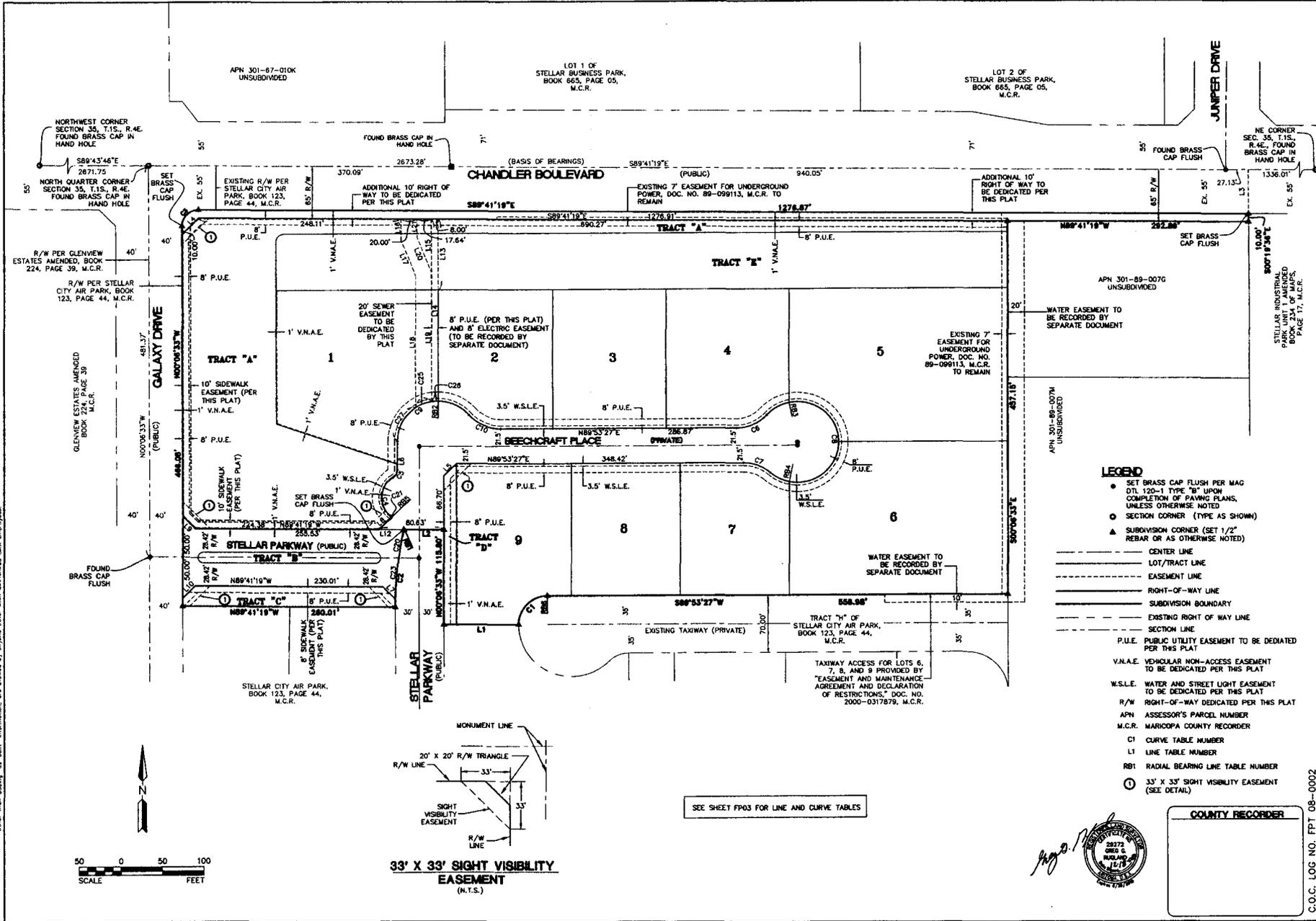
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CURVE	LENGTH	RADIUS	DELTA
C01	55.00	150.00	30.00
C02	84.44	150.00	30.00
C03	31.33	150.00	30.00
C04	58.33	150.00	30.00
C05	41.40	50.00	27.25
C06	24.13	50.00	27.25
C07	12.18	50.00	27.25
C08	7.93	50.00	27.25
C09	4.18	50.00	27.25
C10	2.23	50.00	27.25
C11	1.19	50.00	27.25
C12	0.61	50.00	27.25
C13	0.31	50.00	27.25
C14	0.16	50.00	27.25
C15	0.08	50.00	27.25
C16	0.04	50.00	27.25
C17	0.02	50.00	27.25
C18	0.01	50.00	27.25
C19	0.01	50.00	27.25
C20	0.01	50.00	27.25
C21	0.01	50.00	27.25
C22	0.01	50.00	27.25
C23	0.01	50.00	27.25
C24	0.01	50.00	27.25
C25	0.01	50.00	27.25
C26	0.01	50.00	27.25
C27	0.01	50.00	27.25

LINE	BEARING	LENGTH
L1	S89°41'19"W	30.00
L2	N89°41'19"W	49.47
L3	S89°41'19"W	69.94
L4	N89°41'19"W	89.41
L5	S89°41'19"W	108.88
L6	N89°41'19"W	128.35
L7	S89°41'19"W	147.82
L8	N89°41'19"W	167.29
L9	S89°41'19"W	186.76
L10	N89°41'19"W	206.23
L11	S89°41'19"W	225.70
L12	N89°41'19"W	245.17
L13	S89°41'19"W	264.64
L14	N89°41'19"W	284.11
L15	S89°41'19"W	303.58
L16	N89°41'19"W	323.05
L17	S89°41'19"W	342.52
L18	N89°41'19"W	361.99
L19	S89°41'19"W	381.46
L20	N89°41'19"W	400.93
L21	S89°41'19"W	420.40
L22	N89°41'19"W	439.87
L23	S89°41'19"W	459.34
L24	N89°41'19"W	478.81
L25	S89°41'19"W	498.28
L26	N89°41'19"W	517.75
L27	S89°41'19"W	537.22
L28	N89°41'19"W	556.69
L29	S89°41'19"W	576.16
L30	N89°41'19"W	595.63
L31	S89°41'19"W	615.10
L32	N89°41'19"W	634.57
L33	S89°41'19"W	654.04
L34	N89°41'19"W	673.51
L35	S89°41'19"W	692.98
L36	N89°41'19"W	712.45
L37	S89°41'19"W	731.92
L38	N89°41'19"W	751.39
L39	S89°41'19"W	770.86
L40	N89°41'19"W	790.33
L41	S89°41'19"W	809.80
L42	N89°41'19"W	829.27
L43	S89°41'19"W	848.74
L44	N89°41'19"W	868.21
L45	S89°41'19"W	887.68
L46	N89°41'19"W	907.15
L47	S89°41'19"W	926.62
L48	N89°41'19"W	946.09
L49	S89°41'19"W	965.56
L50	N89°41'19"W	985.03
L51	S89°41'19"W	1004.50
L52	N89°41'19"W	1023.97
L53	S89°41'19"W	1043.44
L54	N89°41'19"W	1062.91
L55	S89°41'19"W	1082.38
L56	N89°41'19"W	1101.85
L57	S89°41'19"W	1121.32
L58	N89°41'19"W	1140.79
L59	S89°41'19"W	1160.26
L60	N89°41'19"W	1179.73
L61	S89°41'19"W	1199.20
L62	N89°41'19"W	1218.67
L63	S89°41'19"W	1238.14
L64	N89°41'19"W	1257.61
L65	S89°41'19"W	1277.08
L66	N89°41'19"W	1296.55
L67	S89°41'19"W	1316.02
L68	N89°41'19"W	1335.49
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L70	N89°41'19"W	1374.43
L71	S89°41'19"W	1393.90
L72	N89°41'19"W	1413.37
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L79	S89°41'19"W	1549.66
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L81	S89°41'19"W	1588.60
L82	N89°41'19"W	1608.07
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L84	N89°41'19"W	1647.01
L85	S89°41'19"W	1666.48
L86	N89°41'19"W	1685.95
L87	S89°41'19"W	1705.42
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L90	N89°41'19"W	1763.83
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L93	S89°41'19"W	1822.24
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L95	S89°41'19"W	1861.18
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L98	N89°41'19"W	1919.59
L99	S89°41'19"W	1939.06
L100	N89°41'19"W	1958.53
L101	S89°41'19"W	1978.00
L102	N89°41'19"W	1997.47
L103	S89°41'19"W	2016.94
L104	N89°41'19"W	2036.41
L105	S89°41'19"W	2055.88
L106	N89°41'19"W	2075.35
L107	S89°41'19"W	2094.82
L108	N89°41'19"W	2114.29
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L114	N89°41'19"W	2231.11
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L116	N89°41'19"W	2270.05
L117	S89°41'19"W	2289.52
L118	N89°41'19"W	2308.99
L119	S89°41'19"W	2328.46
L120	N89°41'19"W	2347.93
L121	S89°41'19"W	2367.40
L122	N89°41'19"W	2386.87
L123	S89°41'19"W	2406.34
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L125	S89°41'19"W	2445.28
L126	N89°41'19"W	2464.75
L127	S89°41'19"W	2484.22
L128	N89°41'19"W	2503.69
L129	S89°41'19"W	2523.16
L130	N89°41'19"W	2542.63
L131	S89°41'19"W	2562.10
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L159	S89°41'19"W	3107.26
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L164	N89°41'19"W	3204.61
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L166	N89°41'19"W	3243.55
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L170	N89°41'19"W	3321.43
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L178	N89°41'19"W	3477.19
L179	S89°41'19"W	3496.66
L180	N89°41'19"W	3516.13
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L216	N89°41'19"W	4217.05
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L220	N89°41'19"W	4294.93
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L231	S89°41'19"W	4509.10
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L260	N89°41'19"W	5073.23
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L265	S89°41'19"W	5170.58
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L267	S89°41'19"W	5209.52
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L278	N89°41'19"W	5423.69
L279	S89°41'19"W	5443.16
L280	N89°41'19"W	5462.63
L281	S89°41'19"W	5482.10
L282	N89°41'19"W	5501.57

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LEGEND

- SET BRASS CAP FLUSH PER MAG DTL 120-1 TYPE "B" UPON COMPLETION OF PAVING PLANS, UNLESS OTHERWISE NOTED
- SECTION CORNER (TYPE AS SHOWN)
- ▲ SUBDIVISION CORNER (SET 1/2" REBAR OR AS OTHERWISE NOTED)
- CENTER LINE
- LOT/TRACT LINE
- - - EASEMENT LINE
- - - RIGHT-OF-WAY LINE
- - - SUBDIVISION BOUNDARY
- - - EXISTING RIGHT OF WAY LINE
- - - SECTION LINE
- P.U.E. PUBLIC UTILITY EASEMENT TO BE DEDICATED PER THIS PLAN
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT TO BE DEDICATED PER THIS PLAN
- W.S.L.E. WATER AND STREET LIGHT EASEMENT TO BE DEDICATED PER THIS PLAN
- R/W RIGHT-OF-WAY DEDICATED PER THIS PLAN
- APN ASSESSOR'S PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDER
- C1 CURVE TABLE NUMBER
- L1 LINE TABLE NUMBER
- RB1 RADIAL BEARING LINE TABLE NUMBER
- ⊙ 33' X 33' SIGHT VISIBILITY EASEMENT (SEE DETAIL)

33' X 33' SIGHT VISIBILITY EASEMENT (N.T.S.)

SEE SHEET FP03 FOR LINE AND CURVE TABLES



COUNTY RECORDER

C.O.C. LOG NO. FBT 08-0002
 CMX PROJ. 7154 DATE: MAR 08 SCALE: 1" = 50'
 DESIGNED: CMX DRAWN: NCG APPROVED: GGR
 REV.
FP04
 SHEET 4 OF 4

CHANDLER OFFICE
 130 N. CHANDLER
 CHANDLER, ARIZONA 85226
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CMX
 ARIZONA, FLORIDA, MARYLAND, MINNESOTA, NEW JERSEY, PENNSYLVANIA, VIRGINIA

STELLAR AIRPARK ESTATES II
 CHANDLER BLVD & GALAXY DR
 CHANDLER, ARIZONA

FINAL PLAT - EASEMENT DEDICATION