

LOTUS PROJECT A FINAL PLAT OF

A PORTION OF THE EAST HALF AND THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH,
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS.

KNOW ALL MEN BY THESE PRESENTS:

THAT WL LOTUS PROJECT OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "LOTUS PROJECT", LOCATED IN A PORTION OF THE EAST HALF AND THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH OF THE STREETS, LOTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE STREETS, LOTS AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY. 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.

THIS PLAT HEREBY DEDICATES A BLANKET EMERGENCY VEHICULAR ACCESS EASEMENT OVER LOTS 1 THROUGH 7 TO THE CITY OF CHANDLER.

EASEMENTS ARE DEDICATED TO THE CITY OF CHANDLER AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF:

WL LOTUS PROJECT OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS ____ DAY OF ____, 20__.

WL LOTUS PROJECT OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGEMENT

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

ON THIS DAY ____ OF ____, 20__ BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED ____ WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES: ____, 20__

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2715 L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". 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.

LEGEND

- FOUND CAP IN HANDHOLE AS NOTED
- FOUND CAP FLUSH AS NOTED
- FOUND 1/2" REBAR AS NOTED
- SET 1/2" REBAR W/CAP LS #06097
- BK, PG. BOOK & PAGE
- DOC. DOCUMENT NUMBER
- DKT. DOCKET NUMBER
- APN ASSESSOR PARCEL NUMBER
- R/W RIGHT OF WAY
- M.C.R. MARICOPA COUNTY RECORDS

____ BOUNDARY LINE
____ SECTION LINE
____ CENTER LINE
____ EASEMENT LINE
____ ADJACENT BOUNDARY LINE

PARENT LEGAL DESCRIPTION

A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 2" IRON PIPE AT THE CENTER OF SAID SECTION 33, FROM WHICH A FOUND CITY OF CHANDLER BRASS CAP AT THE EAST QUARTER CORNER OF SAID SECTION 33 BEARS NORTH 89 DEGREES 58 MINUTES 46 SECONDS EAST, A DISTANCE OF 2677.26 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 46 SECONDS EAST, ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 875.81 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 64 DEGREES 00 MINUTES 52 SECONDS EAST, A RADIAL DISTANCE OF 3,471.04 FEET AND HAVING A CHORD BEARING OF NORTH 27 DEGREES 34 MINUTES 22 SECONDS EAST, 131.73 FEET;

THENCE NORTHEASTERLY ALONG THE ARC, DEPARTING THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, THROUGH A CENTRAL ANGLE OF 02 DEGREES 10 MINUTES 28 SECONDS, A DISTANCE OF 131.74 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 61 DEGREES 50 MINUTES 58 SECONDS WEST, A RADIAL DISTANCE OF 20.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 92 DEGREES 13 MINUTES 58 SECONDS, A DISTANCE OF 32.20 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF FRYE ROAD AS PER BOOK 176 OF MAPS, PAGE 8;

THENCE SOUTH 64 DEGREES 05 MINUTES 15 SECONDS EAST, ON SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 100.08 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 25 DEGREES 54 MINUTES 55 SECONDS WEST, A RADIAL DISTANCE OF 20.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87 DEGREES 41 MINUTES 47 SECONDS, A DISTANCE OF 30.61 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 61 DEGREES 46 MINUTES 31 SECONDS EAST, A RADIAL DISTANCE OF 3,411.04 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 44 MINUTES 53 SECONDS, A DISTANCE OF 104.07 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 63 DEGREES 31 MINUTES 19 SECONDS EAST, A RADIAL DISTANCE OF 3,411.04 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00 DEGREES 33 MINUTES 42 SECONDS, A DISTANCE OF 13.44 FEET TO THE EASTERLY LINE OF A PARCEL DESCRIBED IN DOCUMENT NO. 1987-215330 RECORDS OF MARICOPA COUNTY; THENCE SOUTH 25 DEGREES 54 MINUTES 44 SECONDS WEST, ON THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 1987-215330, A DISTANCE OF 58.54 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 64 DEGREES 05 MINUTES 15 SECONDS WEST, A RADIAL DISTANCE OF 918.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, ON THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 1987-215330, THROUGH A CENTRAL ANGLE OF 13 DEGREES 24 MINUTES 19 SECONDS, A DISTANCE OF 214.78 FEET TO THE SOUTHERLY LINE OF A PARCEL DESCRIBED IN DOCUMENT NO. 1987-056721, RECORDS OF MARICOPA COUNTY;

THENCE SOUTH 50 DEGREES 13 MINUTES 00 SECONDS EAST, ON THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 1987-059721, A DISTANCE OF 257.88 FEET TO THE WESTERLY RIGHT OF WAY OF GILA DRAIN AS RECORDED IN DOCKET 13491, PAGE 635, RECORDS OF MARICOPA COUNTY;

THENCE SOUTH 39 DEGREES 36 MINUTES 24 SECONDS WEST, ON THE WESTERLY RIGHT OF WAY OF SAID GILA DRAIN, A DISTANCE OF 1,237.98 FEET TO THE NORTHERLY LINE OF A PARCEL DESCRIBED IN DOCUMENT NO. 1991-0573086, RECORDS OF MARICOPA COUNTY;

THENCE NORTH 77 DEGREES 48 MINUTES 13 SECONDS WEST, ON THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 1991-0573086, A DISTANCE OF 192.06 FEET TO THE NORTHERLY LINE OF A PARCEL DESCRIBED IN DOCUMENT NO. 2004-16475, RECORDS OF MARICOPA COUNTY;

THENCE NORTH 75 DEGREES 09 MINUTES 34 SECONDS WEST, ON THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT 2004-16475, A DISTANCE OF 1,033.52 FEET;

THENCE NORTH 75 DEGREES 05 MINUTES 14 SECONDS WEST, ON THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT 2004-16475, A DISTANCE OF 323.55 FEET TO THE EASTERLY LINE OF A PARCEL DESCRIBED IN DOCUMENT NO. 2002-1391180, RECORDS OF MARICOPA COUNTY;

THENCE NORTH 00 DEGREES 03 MINUTES 32 SECONDS WEST, ON THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2002-1391180, A DISTANCE OF 196.60 FEET TO THE EASTERLY LINE OF A PARCEL DESCRIBED IN DOCUMENT NO. 1985-410620, RECORDS OF MARICOPA COUNTY;

THENCE NORTH 23 DEGREES 51 MINUTES 32 SECONDS EAST, ON THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 1985-410620, A DISTANCE OF 870.50 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33;

THENCE NORTH 89 DEGREES 58 MINUTES 29 SECONDS EAST, ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, DISTANCE OF 951.71 FEET TO THE CENTER OF SAID SECTION 33 AND THE POINT OF BEGINNING.

NOTES

- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
- 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.
- IN EASEMENTS FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER OR BOTH, ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA, NO TREES ARE ALLOWED.

AREA

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	378,814	8.719
2	328,093	7.532
3	306,369	7.033
4	418,375	9.605
5	443,941	10.191
6	308,328	7.078
7	138,131	3.171
TOTAL	2,323,051	53.329

OWNER

WL LOTUS PROJECT OWNER LLC
2338 WEST ROYAL PALM ROAD SUITE J
PHOENIX, ARIZONA 85024
CONTACT: JARED HANSMANN, RLS
PHONE: 480.922.0780
EMAIL: JAREDH@SIGSURVEYAZ.COM

BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 33 AS SHOWN IN BOOK 673, PAGE 255 MARICOPA COUNTY RECORDS, SAID LINE BEARS SOUTH 00 DEGREES 07 MINUTES 47 SECONDS WEST.

APPROVALS

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

CITY ENGINEER _____ DATE _____

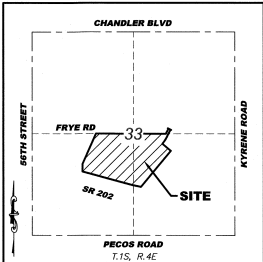
THIS IS TO CERTIFY THAT IN MY OPINION ALL LOTS, PARCELS AND TRACTS SHOWN ON THIS PLAT CONFORMS TO GOOD LAND PLANNING POLICIES AND ARE SUITABLE FOR THE PURPOSE FOR WHICH THEY ARE PLATTED.

TRANSPORTATION & DEVELOPMENT DIRECTOR _____ DATE _____

CERTIFICATION

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

JARED HANSMANN, RLS #06097
22425 N. 16TH STREET, SUITE 1
PHOENIX, ARIZONA 85024
PHONE: 480-922-0780
JAREDH@SIGSURVEYAZ.COM



VICINITY MAP
N.T.S.

SIG
SURVEY INNOVATION
Land Surveying Services
22425 N. 16TH ST., SUITE 1
PHOENIX, ARIZONA 85024
PHONE: 480-922-0780
FAX: (480) 922-0781
WWW.SIGSURVEYAZ.COM

**LOTUS PROJECT
FINAL PLAT
CHANDLER, ARIZONA**

REVISIONS:

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DRAWING NAME:
PLAT
JOB NO. 2017-197
DRAWN: TS
CHECKED: JPH
DATE: 10/09/2020
SCALE: N.T.S.
SHEET: 1 OF 2

PLT20-0030

FOUND 1 1/2" IRON
PIN IN HAND HOLE
NORTHWEST CORNER
SECTION 33, T1S, R4E

FOUND MARICOPA COUNTY
ALUMINUM CAP FLUSH
NORTH QUARTER CORNER
SECTION 33, T1S, R4E

FOUND STONE IN HANDHOLE
NORTHEAST CORNER
SECTION 33, T1S, R4E

CHANDLER BLVD.

FRYE ROAD

ROOSEVELT AVE.

PECOS ROAD

S000033.4°E 2624.63'

S89°59'49"W 2604.14'

S89°26'59"W 2700.31'

N00005°45'W 2645.90'

N89°58'29"E 2629.54'

TRACT F
BK. 176, PG. 8
APN: 301-86-067
CPR1 5 LLC
TRACT F, BK. 176, PG. 8
NOT A PART

LOT 34
BK. 176, PG. 8
APN: 301-86-044B
KAMFER LLC
NOT A PART

APN: 301-86-044A
SYSTEMS IV
NOT A PART

LOT 33
BK. 176, PG. 8
APN: 301-86-043
SAFETY KLEEN CORP
NOT A PART

LOT 32
BK. 176, PG. 8
APN: 301-86-042
FRYE ROAD PARTNERS LLC
NOT A PART

APN: 301-86-041A
FRYE ROAD
PARTNERS LLC
NOT A PART

LOT 31
BK. 176, PG. 8
APN: 301-86-041B
FRYE ROAD
PARTNERS LLC
NOT A PART

TRACT E
BK. 176, PG. 8
APN: 301-86-066
WILLIAMS FLD RD BUS PK
FRONT OWNERS ASSOC
NOT A PART

40' R/W
BK. 176 PG. 82

FOUND CITY OF CHANDLER
BRASS CAP HAND HOLE
WEST QUARTER CORNER
SECTION 33, T1S, R4E

APN: 301-86-531
QUALASTAT
ELECTRONICS INC
NOT A PART

8' ELECTRIC EASEMENT
MCR DOC. 2000-37828

65' INGRESS/EGRESS
EASEMENT
MCR DOC. 2002-1391181

30' GAS EASEMENT
MCR BK. 52, PG. 358
MCR BK. 366, PG. 317
(DETERMINED FROM GAS LINE MARKERS)

60' GAS EASEMENT
MCR DOC. 2005-1448469
(DETERMINED FROM GAS LINE MARKERS)

8' ELECTRIC EASEMENT
MCR DOC. 2000-37828
MCR DOC. 2000-37827A

APN: 301-86-005R
CHANDLER CITY OF
NOT A PART

FOUND CITY OF CHANDLER
BRASS CAP FLUSH
EAST QUARTER CORNER
SECTION 33, T1S, R4E

60' VEHICULAR INGRESS AND EGRESS
MCR DOC. 2018-0409423

16' WATERLINE EASEMENT
MCR DOC. 2018-0409425
NO I.D.

APN: 301-86-534
AMBIENT PROPERTIES LLC
NOT A PART

APN: 301-86-535
ROSS RANCH PROPERTIES LLC
NOT A PART

APN: 301-86-974
RU 6877-6971 WEST FRYE
ROAD CHANDLER AZ LLC
NOT A PART

APN: 301-86-312
CPR1 5 LLC
NOT A PART

LOT 7

LOT 6

LOT 5

LOT 4

LOT 2

LOT 1

LOTUS PROJECT A FINAL PLAT OF

A PORTION OF THE EAST HALF AND
THE SOUTHWEST QUARTER OF
SECTION 33, TOWNSHIP 1 SOUTH,
RANGE 4 EAST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

FOUND CITY OF CHANDLER
BRASS CAP HAND HOLE
SOUTHWEST CORNER
SECTION 33, T1S, R4E

SANTAN OUTER LOOP (SR202)

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