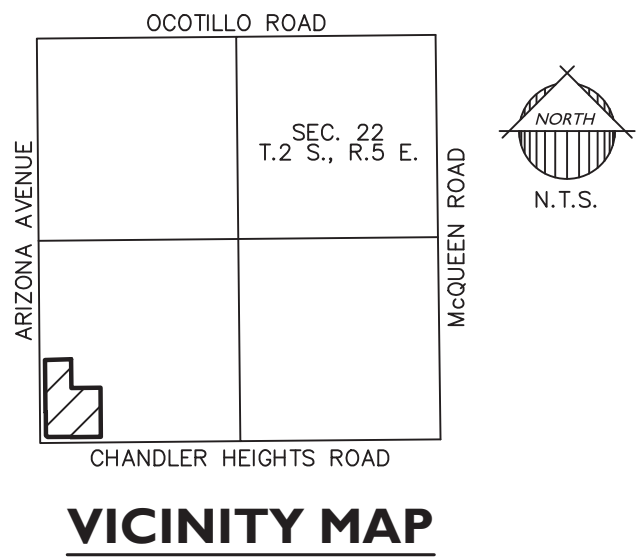


Dec 03, 2020 3:09pm S:\Projects\2020\20-0791\Land Survey\Draws\Final Plat\20-0791_PLAT.dwg mkennedy

CHANDLER CROSSING AMENDED

A REPLAT OF LOTS 1 THROUGH 4
CHANDLER CROSSING, AS RECORDED IN BOOK 1283 OF MAPS, PAGE 13, BEING A REPLAT
OF SHOPPES AT CHANDLER HEIGHTS, AS RECORDED IN BOOK 1018 OF MAPS, PAGE 46,
MARICOPA COUNTY RECORDS, AND ALSO LOCATED WITHIN
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5
EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THE SHOPPES AT CHANDLER HEIGHTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY PUBLISHES THIS PLAT OF "CHANDLER CROSSING AMENDED", A REPLAT OF CHANDLER CROSSING, AS RECORDED IN BOOK 1283 OF MAPS, PAGE 13, BEING A REPLAT OF SHOPPES AT CHANDLER HEIGHTS, AS RECORDED IN BOOK 1018 OF MAPS, PAGE 46, MARICOPA COUNTY RECORDS, AND ALSO LOCATED WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS PLATTED HEREON, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE STREETS, LOTS, TRACTS AND EASEMENTS CONSTITUTING THE SAME AND THAT EACH STREETS, LOTS AND TRACTS SHALL BE KNOWN BY THE NAME, NUMBER, AND LETTER GIVEN TO EACH RESPECTIVELY.

EASEMENTS FOR THE INSTALLATION, OPERATION AND FURNISHING OF MAINTENANCE OF PUBLIC UTILITY LINES AND FACILITIES, INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR THE OPERATION AND MAINTENANCE OF SUCH UTILITY LINES AND FACILITIES, ARE DEDICATED AS SHOWN ON THIS PLAT. UTILITY PROVIDERS SHALL COMPLY WITH ANY APPLICABLE CODES, REGULATIONS, AND FRANCHISES OF THE CITY OF CHANDLER BEFORE ENTERING AN EASEMENT AND SHALL ASSUME FULL RESPONSIBILITY FOR THE CONSTRUCTION, OPERATION, MAINTENANCE AND REPAIR OF THEIR UTILITY LINES AND FACILITIES.

OWNER HEREBY DEDICATES TO ALL APPLICABLE UTILITIES, SERVICE PROVIDERS AND THE CITY OF CHANDLER PUBLIC UTILITY EASEMENTS FOR THE BENEFIT OF PUBLIC UTILITIES, AND ARE LOCATED WHERE SHOWN, IN, OVER, AND UNDER THE AREAS DESIGNATED AS SUCH HEREON, FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF NECESSARY UTILITIES. SUCH PUBLIC UTILITIES SHALL BE AND REMAIN RESPONSIBLE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE AND REPAIR OF THEIR UTILITY FACILITIES.

OWNER HEREBY DEDICATES, GRANTS AND CONVEYS RIGHTS OF INGRESS AND EGRESS FOR ALL EMERGENCY VEHICLES, GOVERNMENT VEHICLES AND/OR TRASH REMOVAL VEHICLES OVER AND ACROSS LOT 1A THROUGH 4A TO THE CITY OF CHANDLER AS DESIGNATED ON THIS PLAT.

THE MAINTENANCE OF LANDSCAPING WITHIN RIGHT-OF-WAY TO BACK OF CURB, SHALL BE THE RESPONSIBILITY OF THE ADJUTING PROPERTY OWNER.

IN WITNESS WHEREOF: THE SHOPPES AT CHANDLER HEIGHTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURES OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS ____ DAY OF _____, 20__.

BY: THE SHOPPES AT CHANDLER HEIGHTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

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__.

LIEN HOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED A BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN DOCUMENT NO. 2015-0876480, THEREAFTER PARTIAL RELEASE AND PARTIAL RECONVEYANCE OF DEED OF TRUST PER DOCUMENT NO. 2016-0389620, THEREAFTER MODIFICATION AGREEMENT AMENDING DEED OF TRUST PER DOCUMENT NO. 2016-0483912, THEREAFTER COLLATERAL ASSIGNMENT OF DECLARANT'S RIGHTS PER DOCUMENT NO. 2016-0483912 AND THEREAFTER SECOND MODIFICATION AGREEMENT AMENDING DEED OF TRUST PER DOCUMENT NO. 2017-0453638, RECORDS OF MARICOPA COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS, AND APPROVES THIS PLAT, THE DECLARATION OF RESTRICTION RECORDED CONCURRENTLY HERewith, AND EACH AND EVERY DEDICATION CONTAINED HEREIN.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SIGNED THEIR NAMES THIS _____ DAY OF _____, 20__.

BY: _____

ITS: _____

ACKNOWLEDGMENT

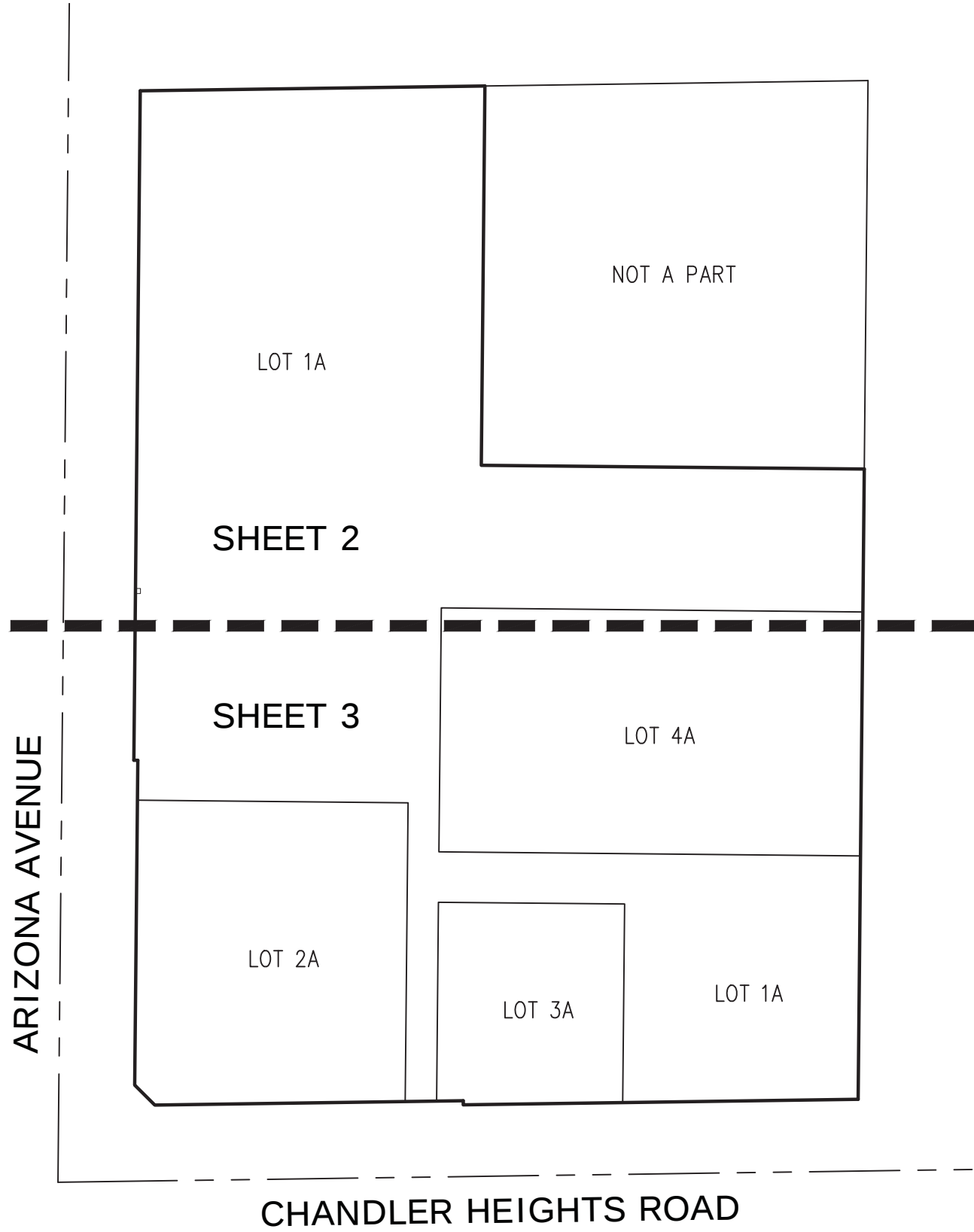
STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

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__.



KEY MAP

NTS

AREA SUMMARY TABLE		
DESCRIPTION	AREA (SF)	AREA (ACRES)
NET LOTS 1A-4A	578,154	13.2726
NEW R/W	0	0
NET AREA	578,154	13.2726
EXISTING RIGHT OF WAY	130,546	2.9969
GROSS AREA	708,700	16.2695

SHEET INDEX

SHEET 1 - COVER SHEET
SHEET 2-3 - PLAN SHEET

SURVEYOR:

CONSULTANT:
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: MARY F. KENNEDY, RLS

LEGAL DESCRIPTION

LOTS 1 THROUGH 4 OF CHANDLER CROSSING, ACCORDING TO THE PLAT RECORDED IN BOOK 1283 OF MAPS, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA.

BASIS OF BEARINGS

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH RANGE 5 EAST.

BASIS OF BEARINGS = N00°33'08"E (PER FINAL PLAT OF CHANDLER CROSSING AS RECORDED THEREOF IN BOOK 1283OF MAPS, PAGE 13, MCR.)

BENCHMARK

CITY OF CHANDLER DATUM POINT NUMBER 50A
NAVD 88 ELEV= 1210.67'
SECTION 21, T2S, R5E, 3" CITY OF CHANDLER BRASS CAP IN CONCRETE, FLUSH, AT THE POINT OF CURVATURE ON SUNLAND DRIVE; 1200' WEST OF ARIZONA AVENUE AND 800' NORTH OF CHANDLER HEIGHTS ROAD, ACROSS FRO SOUTH ENTRY TO SCHOOL.

GROSS/NET LOT AREAS:

LOT 1A: GROSS: 430,200 S.F. OR 9.8760 AC. NET: 361,430 S.F. OR 8.2973 AC.
LOT 2A: GROSS: 128,304 S.F. OR 2.9454 AC. NET: 79,706 S.F. OR 1.8298 AC.
LOT 3A: GROSS: 49,614 S.F. OR 1.1389 AC. NET: 36,435 S.F. OR 0.8364 AC.
LOT 4A: GROSS: 100,582 S.F. OR 2.3090 AC. NET: 100,582 S.F. OR 2.3090 AC.

GENERAL NOTES

- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS. IN EASEMENTS FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER, OR ANY COMBINATION THEREOF, ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES ALLOWED.
- VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND 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.
- THE PERSON(S) HOLDING TITLE TO THE COMMON AREA TRACTS ("TITLEHOLDER(S)") SHALL BE RESPONSIBLE FOR 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 PART, WHETHER TO THE SUBDIVISION HOMEOWNERS ASSOCIATION OR TO SOME THIRD PARTY, THE TITLEHOLDER(S) SHALL ALSO SELL OR TRANSFER, AT THE OPTION OF THE PARTY ACQUIRING 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.
- THE LOT OWNERS AND/OR PROPERTY OWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR ALL WORK AND COSTS ASSOCIATED WITH THE MAINTENANCE AND/OR RELOCATION OF SIGNS AND/OR SITE WALLS LOCATED IN DEDICATED CITY SEWER EASEMENTS IF FUTURE CONFLICTS OCCUR DURING THE MAINTENANCE AND/OR REPLACEMENT OF PUBLIC LINES OR FACILITIES.
- THE COMMON AREA OF THE PROJECT, AS DEFINED IN DOC NO. 2016-0005615, MARICOPA COUNTY RECORDS, IS ENCUMBERED BY EASEMENTS FOR PARKING, PEDESTRIAN AND VEHICULAR TRAFFIC OF OWNERS, OCCUPANTS AND USERS, INGRESS AND EGRESS, PUBLIC AND PRIVATE UTILITIES, DELIVERY AND SERVICE TRUCKS AND VEHICLES, AND OTHER USES. SEE DOCUMENT FOR PARTICULARS.
- A SURVEY MARKER, (1/2" REBAR W/CAP #21071) WILL BE SET FOR THE PROPERTY CORNERS OF ALL LOTS AT COMPLETION OF MASS GRADING.
- 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.

CERTIFICATION

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.

DEVELOPMENT SERVICES DIRECTOR _____ DATE _____

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

CITY ENGINEER _____ DATE _____

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA, THIS ____ DAY OF _____, 20__.

BY: _____
MAYOR _____ DATE _____

ATTEST: _____
CITY CLERK _____ DATE _____

CERTIFICATION

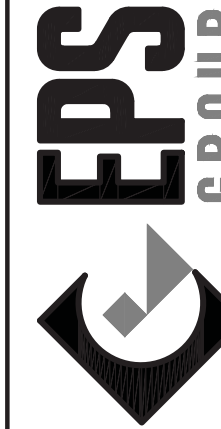
THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LAND SURVEYOR: MARY F. KENNEDY, R.L.S. NO. 21071
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201

OWNER

THE SHOPPES AT CHANDLER HEIGHTS, LLC
3002 N. CAMPBELL AVENUE, SUITE #200
TUCSON, ARIZONA 85719
C/O STUART RAYBURN, PE
TEL: 480.598.0270
EMAIL: STU@RCDESIGNGROUP.COM

1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com



CHANDLER CROSSING AMENDED

CHANDLER, ARIZONA

Re-Plat of

Project:

Revisions:

Designer: MFK
Drawn by: TJP



Job No.
20-0791

FP01

Sheet No.

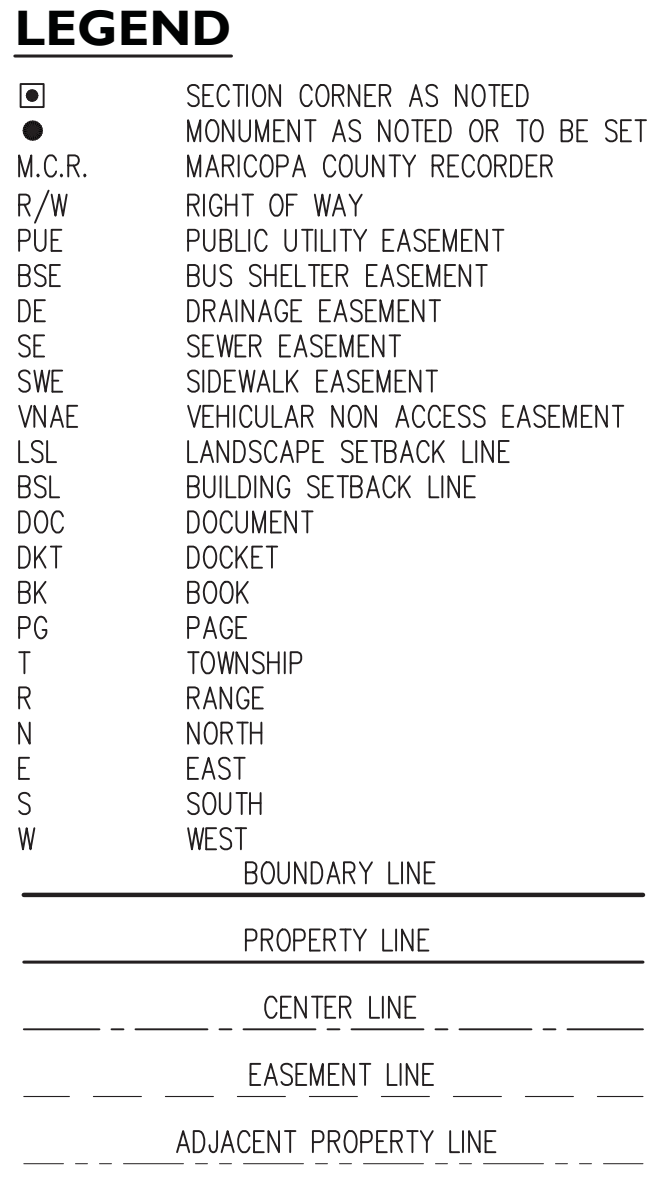
1

of 3

C.O.C. LOG NO. PLT20-0031

A REPLAT OF LOTS 1 THROUGH 4
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PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5
EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

WEST QUARTER CORNER
SECTION 22 T.2S., R.5E.,
FOUND CITY OF CHANDLER
BRASS CAP FLUSH



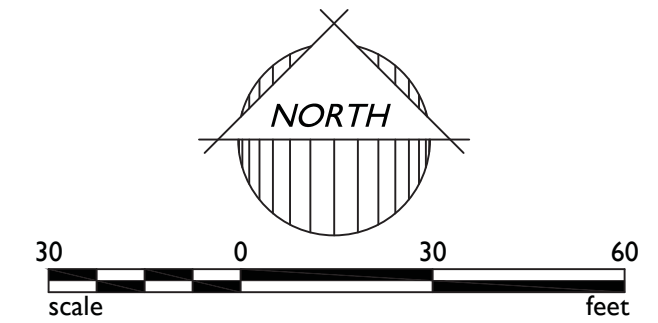
EASEMENT NOTES:

SUBJECT TO AN EASEMENT TO SOUTHWEST GAS, 8' WIDE PER DOC. NO. 2008-1034629, MCR. LOCATION UNDEFINED.

SUBJECT TO AN EASEMENT TO SOUTHWEST GAS, 8' WIDE PER DOC. NO. 2016-0223210, MCR. LOCATION UNDEFINED.

SUBJECT TO AN EASEMENT ACROSS THE SUBJECT PROPERTY FOR EXISTING QWEST COMMUNICATION FACILITIES PER DOC. NO. 2009-0012810 MCR. SEE DOCUMENT FOR PARTICULARS.

SUBJECT TO A TEMPORARY CONSTRUCTION EASEMENT FOR MEDIAN IMPROVEMENTS PER DOC. NO. 2016-0356819, MCR. LOCATION UNDEFINED.

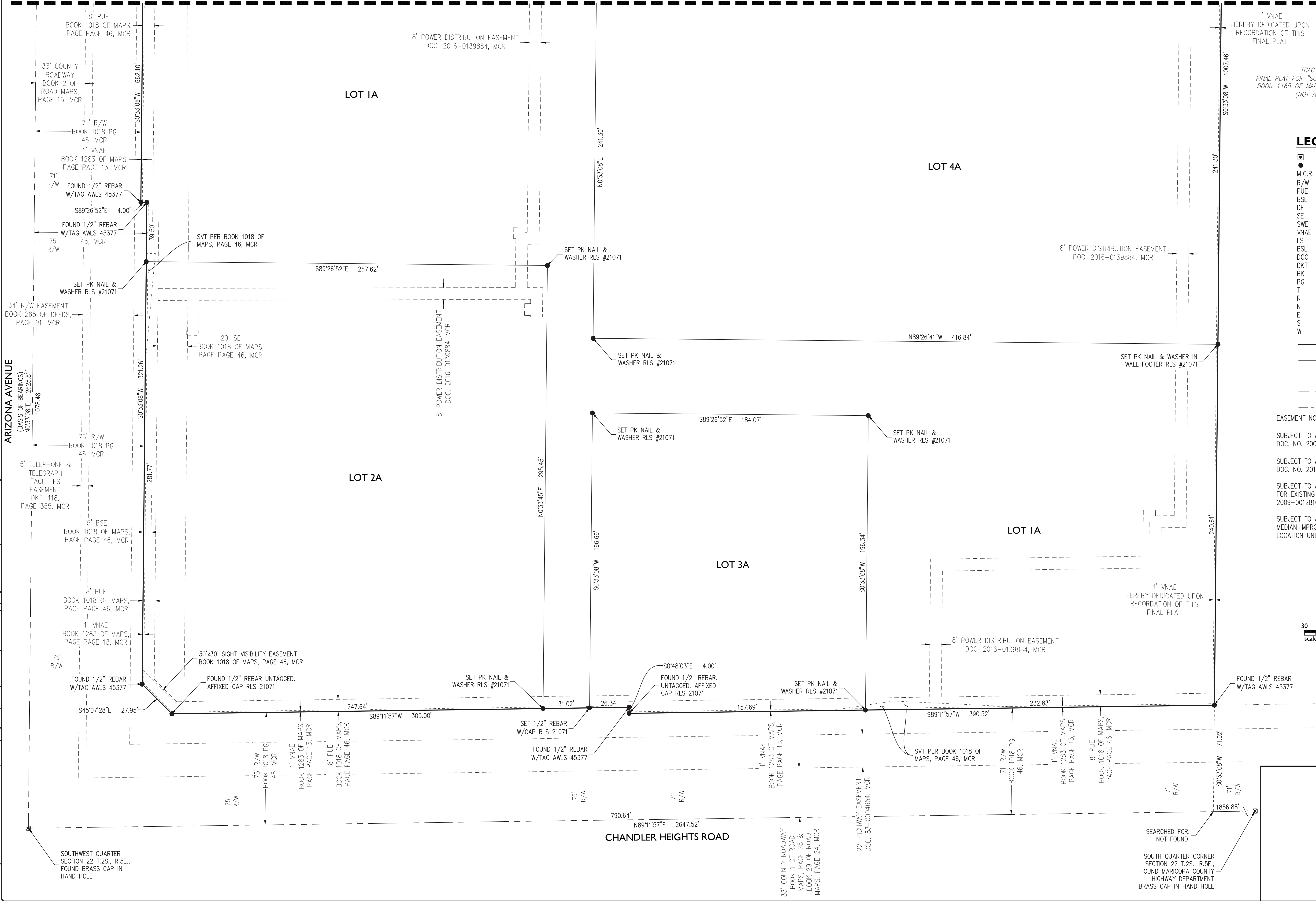


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EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

MATCH SHEET 2



LEGEND

■	SECTION CORNER AS NOTED
●	MONUMENT AS NOTED OR TO BE SET
M.C.R.	MARICOPA COUNTY RECORDER
R/W	RIGHT OF WAY
PUE	PUBLIC UTILITY EASEMENT
BSE	BUS SHELTER EASEMENT
DE	DRAINAGE EASEMENT
SE	SEWER EASEMENT
SWE	SIDEWALK EASEMENT
VNAE	VEHICULAR NON ACCESS EASEMENT
LSL	LANDSCAPE SETBACK LINE
BSL	BUILDING SETBACK LINE
DOC	DOCUMENT
DKT	DOCKET
BK	BOOK
PG	PAGE
R	RANGE
T	TOWNSHIP
N	NORTH
E	EAST
S	SOUTH
W	WEST
---	BOUNDARY LINE
---	PROPERTY LINE
---	CENTER LINE
---	EASEMENT LINE
---	ADJACENT PROPERTY LINE

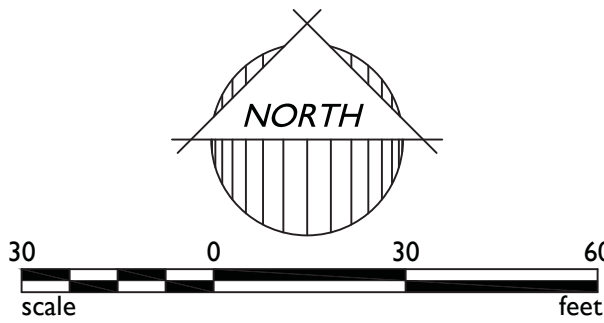
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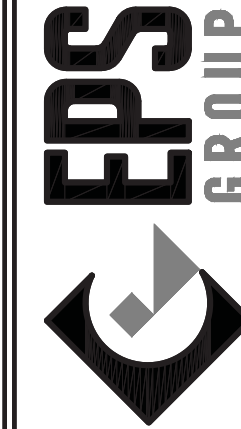
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www.epsgroupinc.com



CHANDLER CROSSING AMENDED

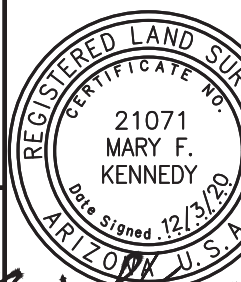
CHANDLER, ARIZONA

Re-Plat of

Project:

Revisions:

Designer: MFK
Drawn by: TJP



Job No.
20-0791

FP03

Sheet No.
3
of 3

C.O.C. LOG NO. PLT20-0031