

SURVEY NOTES

1. This survey and the description used is based on a Commitment for Title Insurance issued by First American Title Insurance Company, Commitment Number HCS-9475358-WA, dated February 14, 2020.
2. BASIS OF BEARING: The monument line of McQueen Road, also being the East line of the Northeast quarter of Section 15, using a bearing of South 00 degrees 00 minutes 00 seconds West, per the Boundary Survey, recorded in Book 620, Page 45, M.C.R.
3. The bearings and distances depicted indicate actual field or computed measurements performed during the course of this survey. This information may vary from documents of record used for this survey.
4. Construction within utility easements shall be limited to utilities, fences and driveways.
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. 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.
7. This property is within the Chandler Municipal Airport Potential Airport Influence Area and is subject to aircraft noise and overflight activity, and is encumbered by an aviation easement granted to the City of Chandler.

DEDICATION

STATE OF ARIZONA } SS.
COUNTY OF MARICOPA }

FERGUSON ENTERPRISES, LLC, AS OWNER, HAS SUBDIVIDED UNDER THE NAME, "FERGUSON ENTERPRISES LLC, A FINAL PLAT OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND DIVIDED HEREON AND HEREBY PUBLISHES THIS FINAL PLAT AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE PARCELS, STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON SAID FINAL PLAT.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS FINAL PLAT. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ADJOINING PROPERTY OWNER.

FERGUSON ENTERPRISES, LLC, DOES HEREBY GRANT AND CONVEY TO THE CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION, AN EASEMENT FOR EMERGENCY VEHICULAR ACCESS ACROSS THE PROPERTY.

FERGUSON ENTERPRISES, LLC, DOES 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, FLAMES, 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 OPERATING AT OR ON THE CHANDLER MUNICIPAL AIRPORT AND THE OWNER (GRANTOR) DOES FURTHER RELEASE AND DISCHARGE THE CITY, FOR THE USE AND BENEFIT OF THE PUBLIC AND AGENCIES OF THE CITY, OF AND FROM ALL LIABILITIES AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSON PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER OR IN CONNECTION WITH THE OWNER'S (GRANTOR'S) PROPERTY ABOVE THREE HUNDRED FIFTY (350) FEET, TO AN INFINITE HEIGHT ABOVE SAME, WHETHER SUCH DAMAGES SHALL ORIGINATE FROM NOISE, VIBRATION, FLAMES, 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 OPERATING AT OR ON THE CHANDLER MUNICIPAL AIRPORT. THE GRANTING OF THIS AVIATION EASEMENT AND RELEASE DOES NOT RELIEVE THE OWNER 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, FLAMES, DUST, FUEL, AND LUBRICANT PARTICLES.

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

IN WITNESS WHEREOF, FERGUSON ENTERPRISES, LLC, AS OWNER, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE

SIGNATURE OF _____ ITS _____ THEREUNTO DULY
AUTHORIZED THIS

____ DAY OF _____, 20____

OWNER/AUTHORIZED SIGNER

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____)

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____

FERGUSON ENTERPRISES MDC A FINAL PLAT OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARENT PARCEL DESCRIPTION

THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE FOLLOWING DESCRIBED EXCEPTION PARCELS A, B, C, D, E, F, G AND H;

EXCEPTION PARCEL A:
THAT PORTION CONSTITUTING THE CONSOLIDATED CANAL RIGHT OF WAY AS SET FORTH IN BOOK 215 OF MAPS, PAGE 8, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPTION PARCEL B:
THAT PORTION OF SAID NORTHEAST QUARTER LYING EAST OF THE CONSOLIDATED CANAL RIGHT OF WAY AS SET FORTH IN BOOK 215 OF MAPS, PAGE 8, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPTION PARCEL C:
THAT PORTION CONVEYED TO THE CITY OF CHANDLER IN DOCUMENT NO 92-0734666, RECORDS OF MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:
THE EAST 1797.40 FEET OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PORTION OF WAY LINE OF SAID NORTHEAST QUARTER LYING EASTERLY OF THE WESTERLY RIGHT OF WAY LINE OF THE CONSOLIDATED CANAL AS SET FORTH IN BOOK 215 OF MAPS, PAGE 8, RECORDS OF MARICOPA COUNTY, ARIZONA;
EXCEPT THE NORTH 33 FEET OF THE EAST 33 FEET; AND
EXCEPT THE SOUTH 25 FEET;

EXCEPTION PARCEL D:
THAT PORTION CONVEYED TO MARICOPA COUNTY IN DOCUMENT NO 2004-1147656, RECORDS OF MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:
A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED IN TWO PARCELS AS FOLLOWS:
PARCEL NO. 1:
THE SOUTH 47 FEET OF THE NORTH 80 FEET OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15;
EXCEPT THE EAST 1797.40 FEET THEREOF;

PARCEL NO. 2:
THE SOUTH 8 FEET OF THE NORTH 88 FEET OF THE WEST 35 FEET OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15;

EXCEPTION PARCEL E:
THAT PORTION CONVEYED TO MARICOPA COUNTY IN DOCUMENT NO. 2016-0321784, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
THE SOUTH 18 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THE EAST 1797.40 FEET OF SAID NORTHEAST QUARTER;

EXCEPTION PARCEL F:
THE NORTH 33.00 FEET OF THE EAST 33.00 FEET OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPTION AREA G:
THE NORTH 33.00 FEET OF NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THE EAST 1797.40 FEET THEREOF;

EXCEPTION AREA H:
THE 25.00 FEET OF THE EAST 1797.40 FEET OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THAT PORTION OF SAID NORTHEAST QUARTER LYING EASTERLY OF THE WESTERLY RIGHT OF WAY LINE OF THE CONSOLIDATED CANAL AS SET FORTH IN BOOK 215 OF MAPS, PAGE 8, RECORDS OF MARICOPA COUNTY, ARIZONA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 15, MONUMENTED WITH A BRASS CAP FLUSH, WHICH BEARS NORTH 89 DEGREES 21 MINUTES 37 SECONDS EAST 2826.57 FEET FROM THE CENTER OF SAID SECTION 15, MONUMENTED WITH A 1/2 INCH REBAR WITH NO LD;
THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, SOUTH 89 DEGREES 21 MINUTES 37 SECONDS WEST 1797.51 FEET TO A POINT ON THE WEST LINE OF THE EAST 1797.40 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 15;

THENCE ALONG SAID WEST LINE, NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 18.00 FEET TO A POINT ON A LINE 18.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE, SAID POINT BEING THE POINT OF BEGINNING OF THE EAST 1797.40 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 15;
THENCE ALONG SAID PARALLEL LINE, SOUTH 89 DEGREES 21 MINUTES 37 SECONDS WEST 2826.57 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15;
THENCE ALONG SAID WEST LINE, NORTH 00 DEGREES 14 MINUTES 19 SECONDS WEST 2841.45 FEET TO A POINT ON A LINE 80.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15;
THENCE ALONG SAID PARALLEL LINE, NORTH 89 DEGREES 16 MINUTES 14 SECONDS EAST 35.00 FEET TO A POINT ON A LINE 35.00 FEET EAST OF AND PARALLEL WITH LAST SAID WEST LINE;
THENCE ALONG SAID PARALLEL LINE, NORTH 00 DEGREES 14 MINUTES 19 SECONDS WEST 8.00 FEET TO A POINT ON A LINE 80.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15;
THENCE ALONG SAID PARALLEL LINE, NORTH 89 DEGREES 16 MINUTES 14 SECONDS EAST 803.76 FEET TO A POINT ON THE WEST LINE OF THE EAST 1797.40 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 15;
THENCE ALONG SAID WEST LINE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 2550.87 FEET TO THE POINT OF BEGINNING.

SHEET INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	FINAL PLAT

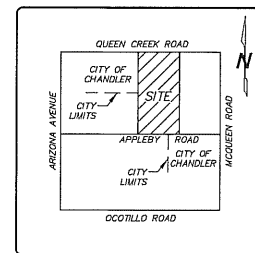
OWNER

FERGUSON ENTERPRISES, LLC
ADDRESS: 12500 JEFFERSON AVENUE,
NEWPORT NEWS, VA 23602
PHONE: (757) 808-2355
CONTACT: KIRK WALL
KIRK.WALL@FERGUSON.COM

REFERENCE DOCUMENTS

(R)	R.O.S. PER BOOK 1134, PAGE 12, M.C.R.
(R1)	R.O.S. PER BOOK 729, PAGE 32, M.C.R.
(R2)	R.O.S. PER BOOK 1216, PAGE 43, M.C.R.
(R3)	R.O.S. PER BOOK 589, PAGE 48, M.C.R.
(R4)	R.O.S. PER BOOK 620, PAGE 45, M.C.R.
(R5)	R.O.S. PER BOOK 1197, PAGE 46, M.C.R.
(R6)	R.O.S. PER BOOK 1088, PAGE 41, M.C.R.
(R7)	R.O.S. PER BOOK 1034, PAGE 31, M.C.R.
(R8)	R.O.S. PER BOOK 1254, PAGE 21, M.C.R.
(R9)	R.O.S. PER BOOK 1478, PAGE 43, M.C.R.

AREA TABLE	
LOT 1	AREA
GROSS	50.674 ACRES - 2,207,342 SQ. FT.
NET	46.857 ACRES - 2,041,076 SQ. FT.



VICINITY MAP
NOT TO SCALE

APPROVALS

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 plotted.

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 Plat 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 THIS CITY OF CHANDLER, ARIZONA THIS _____

DAY OF _____, 20____

MAYOR _____ Date _____

ATTEST: _____

CITY CLERK _____ Date _____

SURVEYOR'S STATEMENT

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.

G. BRYAN GOETZENBERGER R.L.S. 31020
7000 N. 70TH AVENUE, SUITE 104
GLENDALE, ARIZONA 85303
PHONE: 623-972-2200
EMAIL: contact@bgoats.com



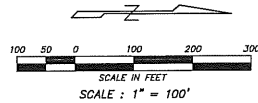
G.O.G. LOG NO. PLT20-0024

FINAL PLAT FOR
"FERGUSON ENTERPRISES MDC"



SHEET: 1 OF 2 DATE: 10-2-20 JOB NO: 190258

ARIZONA AVENUE



A.P.N. 303-41-005-B
06-0729468, M.C.R.
HAWKINS HAMILTON
PROPERTIES LLC

A.P.N. 303-41-005-A
03-0497804, M.C.R.
HAWKINS HAMILTON
PROPERTIES LLC

A.P.N. 303-41-024-A
08-0697784, M.C.R.
Q3C LLC

HAMILTON

N 00°14'19" W

2628.46'

2647.46'

STREET

ARIZONA AVENUE

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18' EXCEPTION AREA
PER 2018-0321784, M.C.R.
(PARCEL E)

40' COUNTY ROAD
DECLARED PER
2003-0380778,
M.C.R.

25' COUNTY ROAD PER
BOOK 2, PAGE 66 OF
ROAD MAPS, M.C.R.

8' EASEMENT FOR
ELECTRIC LINES PER
DKT. 5071, PG. 178,
M.C.R.

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