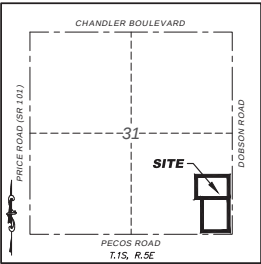


MERA CHANDLER

A PRELIMINARY PLAT OF

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



22425 N. 16th ST., SUITE 1
 PHOENIX, ARIZONA 85024
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 SURVEY INNOVATION
 GROUP, INC.
 Land Surveying Services

NOTES

1. 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.
 2. THE IMPROVEMENTS SHOWN ON THE SET OF PLANS 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.
 3. VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 6' ABOVE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART. THE FINAL PLAT FOR THIS SUBDIVISION WILL NOT BE APPROVED OR RECORDED UNTIL A RECLAIMED WATER USE AGREEMENT IS EXECUTED BY THE DEVELOPER AND APPROVED BY THE CITY.
 4. THE FINAL PLAT FOR THIS SUBDIVISION WILL NOT BE APPROVED OR RECORDED UNTIL A RECLAIMED WATER USE AGREEMENT IS EXECUTED BY THE DEVELOPER AND APPROVED BY THE CITY.

BENCHMARK

CITY OF CHANDLER BENCHMARK NO. 37A
 SECTION 32, T1S, R5E, BRASS CAP IN HAND HOLE AT THE INTERSECTION OF FAIRVIEW ST AND SOUTH ENTRY TO CHANDLER HOSPITAL, 830 EAST OF DOBSON RD,
 ONE-QUARTER MILE NORTH OF PECOS RD.
 (NORTHING, 835011.942, EASTING, 713282.302)

ELEVATION = 1195.85 (CITY OF CHANDLER DATUM, NAVD 88)

AREA

LOT 1
 NET = 330,298 SQUARE FEET OR 7.583 ACRES
 GROSS = 413,943 SQUARE FEET OR 9.503 ACRES
 PARCEL A
 NET = 352,602 SQUARE FEET OR 8.095 ACRES
 GROSS = 411,981 SQUARE FEET OR 9.458 ACRES

REFERENCE DOCUMENTS

DOCUMENT NO. 2013-0629914, MCR
 DOCUMENT NO. 2020-0251217, MCR
 BOOK 1327 OF MAPS, PAGE 23, MCR
 BOOK 1055 OF MAPS, PAGE 43, MCR

RETENTION VOLUME REQUIRED

70,221 CF

ZONING

ZONE: AG-1 (CITY OF CHANDLER)
 ZONING INFORMATION OBTAINED FROM MARICOPA COUNTY ASSESSORS WEBSITE.

*PER 2016 ALTA MINIMUM STANDARD DETAIL REQUIREMENTS: CURRENT ZONING CLASSIFICATION, BUILDING SETBACK REQUIREMENTS AND HEIGHT AND FLOOR SPACE AREA RESTRICTIONS ARE TO BE PROVIDED TO THE SURVEYOR BY THE INSURER. THE CLASSIFICATION, REQUIREMENTS AND RESTRICTIONS HAVE NOT BEEN PROVIDED AT THE TIME OF THIS SURVEY. THE ZONING CLASSIFICATIONS SHOWN ARE FOR REFERENCE.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2720 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.

LEGAL DESCRIPTION

PARCEL 1:

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARI ZONA;
 EXCEPT THE SOUTH AND EAST 33 FEET FOR ROAD PURPOSES; AND
 EXCEPT THAT PORTION CONVEYED TO THE CITY OF CHANDLER BY FINAL ORDER OF CONDEMNATION RECORDED JULY 7, 2004 IN RECORDING NO. 20040781866, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 31, SAID CORNER BEING MONUMENTED WITH A BRASS CAP IN HAND HOLE;
 THENCE NORTH 89 DEGREES 57 MINUTES 33 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 33.01 FEET;
 THENCE NORTH 03 DEGREES 22 MINUTES 06 SECONDS WEST, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 89 DEGREES 57 MINUTES 33 SECONDS WEST PARALLEL WITH AND 33.00 FEET NORTH OF SAID SOUTH LINE, A DISTANCE OF 69.00 FEET;
 THENCE NORTH 44 DEGREES 50 MINUTES 10 SECONDS EAST, A DISTANCE OF 66.23 FEET;
 THENCE NORTH 00 DEGREES 22 MINUTES 06 SECONDS WEST PARALLEL WITH AND 75.00 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 31, A DISTANCE OF 300.01 FEET;
 THENCE SOUTH 89 DEGREES 57 MINUTES 33 SECONDS EAST, A DISTANCE OF 10.00 FEET;
 THENCE SOUTH 00 DEGREES 22 MINUTES 06 SECONDS WEST PARALLEL WITH AND 65.00 FEET WEST OF SAID EAST LINE, A DISTANCE OF 678.93 FEET;
 THENCE NORTH 45 DEGREES 14 MINUTES 03 SECONDS WEST, A DISTANCE OF 28.35 FEET;
 THENCE NORTH 00 DEGREES 22 MINUTES 06 SECONDS WEST PARALLEL WITH AND 85.00 FEET WEST OF SAID EAST LINE, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;
 THENCE NORTH 89 DEGREES 54 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 47.00 FEET TO A POINT ON THE WEST LINE OF THAT CERTAIN PARCEL DESCRIBED IN RECORDING NO. 86-337174, RECORDS OF SAID COUNTY;
 THENCE SOUTH 02 DEGREES 16 MINUTES 37 SECONDS EAST ALONG LAST SAID WEST LINE, A DISTANCE OF 150.13 FEET TO THE MOST SOUTHERLY CORNER OF SAID CERTAIN PARCEL;
 THENCE SOUTH 00 DEGREES 22 MINUTES 06 SECONDS EAST PARALLEL WITH AND 33.00 FEET WEST OF SAID EAST LINE, A DISTANCE OF 1146.00 FEET TO THE POINT OF BEGINNING, AND

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 31, BEING MONUMENTED BY A CITY OF CHANDLER BRASS CAP IN HAND HOLE, WHICH THE SOUTHWEST CORNER SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, BEING MONUMENTED BY A CITY OF CHANDLER BRASS CAP IN HAND HOLE, BEARS SOUTH 89 DEGREES 16 MINUTES 15 SECONDS EAST, A DISTANCE OF 1327.63 FEET;
 THENCE NORTH 00 DEGREES 00 MINUTES 25 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,329.00 FEET;
 THENCE DEPARTING SAID EAST LINE, NORTH 89 DEGREES 42 MINUTES 42 SECONDS WEST, ALONG THE MONUMENT LINE OF FAIRVIEW ST., A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUING NORTH 89 DEGREES 42 MINUTES 42 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 592.58 FEET TO THE EAST LINE OF THE MINOR LAND DIVISION FOR "ASANTE CHANDLER" RECORDED IN BOOK 1055 OF MAPS, PAGE 43, RECORDS OF MARICOPA COUNTY, ARIZONA;
 THENCE DEPARTING SAID MONUMENT LINE, SOUTH 00 DEGREES 01 MINUTES 09 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 608.54 FEET TO THE NORTH LINE OF THE FINAL PLAT FOR "THE PARK AT COPPER CREEK" RECORDED IN BOOK, 1327 OF MAPS, PAGE 22, MARICOPA COUNTY RECORDS;
 THENCE DEPARTING SAID EAST LINE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 103.00 FEET;
 THENCE DEPARTING SAID NORTH LINE, SOUTH 89 DEGREES 42 MINUTES 42 SECONDS EAST, A DISTANCE OF 509.70 FEET TO A LINE WHICH IS PARALLEL WITH, AND 65.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, TO THE EAST LINE OF SAID SOUTHEAST QUARTER;
 THENCE NORTH 00 DEGREES 00 MINUTES 25 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 538.03 FEET;
 THENCE DEPARTING SAID PARALLEL LINE, NORTH 44 DEGREES 51 MINUTES 32 SECONDS WEST, A DISTANCE OF 28.35 FEET;
 THENCE NORTH 00 DEGREES 00 MINUTES 25 SECONDS EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

PARCEL A:

BEING A PORTION OF PARCEL 2 AS DESCRIBED IN DOCUMENT NUMBER 2013-0629914 OF OFFICIAL RECORDS, MARICOPA COUNTY RECORDS, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31, BEING MONUMENTED BY A CITY OF CHANDLER BRASS CAP IN HAND HOLE, WHICH THE SOUTHWEST CORNER SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, BEING MONUMENTED BY A CITY OF CHANDLER BRASS CAP IN HAND HOLE, BEARS SOUTH 89°30'05" EAST, A DISTANCE OF 1327.63 FEET;
 THENCE NORTH 00°00'25" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,329.00 FEET;
 THENCE DEPARTING SAID EAST LINE, NORTH 89°42'42" WEST, ALONG THE MONUMENT LINE OF FAIRVIEW ST., A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUING NORTH 89°42'42" WEST, ALONG SAID LINE, A DISTANCE OF 592.58 FEET TO THE EAST LINE OF THE MINOR LAND DIVISION FOR "ASANTE CHANDLER" RECORDED IN BOOK 1055, PAGE 43, MARICOPA COUNTY RECORDS;
 THENCE DEPARTING SAID MONUMENT LINE, SOUTH 00°01'09" WEST, ALONG SAID EAST LINE, A DISTANCE OF 608.54 FEET TO THE NORTH LINE OF THE FINAL PLAT FOR "THE PARK AT COPPER CREEK" RECORDED IN BOOK, 1327, PAGE 22, MARICOPA COUNTY RECORDS;
 THENCE DEPARTING SAID EAST LINE, NORTH 90°00'00" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 103.00 FEET;
 THENCE DEPARTING SAID NORTH LINE, SOUTH 89°42'42" EAST, A DISTANCE OF 509.70 FEET TO A LINE WHICH IS PARALLEL WITH, AND 65.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, TO THE EAST LINE OF SAID SOUTHEAST QUARTER;
 THENCE NORTH 00°00'25" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 538.03 FEET;
 THENCE DEPARTING SAID PARALLEL LINE, NORTH 44°00'32" WEST, A DISTANCE OF 28.35 FEET;
 THENCE NORTH 00°00'25" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

DEVELOPER

SPARROW PARTNERS
 LUKE BOURLON
 2500 BEE CAVE RD., SUITE 380
 AUSTIN, TEXAS 78746
 PHONE: (512)982-6927
 LUKE.BOURLON@SPARROW-PARTNERS.COM

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 JASON SEGNER, RLS
 22425 N. 16TH STREET, STE 131
 MESA, ARIZONA 85210
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LAND SURVEYOR

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 JASONS@SIGSURVEY.AZ.COM

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 5 EAST, SAID LINE BEARS NORTH 89 DEGREES 57 MINUTES 33 SECONDS WEST.

SHEET INDEX

SHEET 1 PRELIMINARY PLAT COVER SHEET
 SHEET 2 PRELIMINARY PLAT
 SHEET 3 PRELIMINARY PLAT
 SHEET 4 OVERALL SITE PLAN
 SHEET 5 SITE PLAN
 SHEET 6 GRADING PLAN
 SHEET 7 GRADING PLAN
 SHEET 8 STORM DRAIN PLAN
 SHEET 9 STORM DRAIN PLAN
 SHEET 10 UTILITY PLAN
 SHEET 11 UTILITY PLAN
 SHEET 12 CROSS SECTIONS

PRELIMINARY PLAT
 MERA CHANDLER
 CHANDLER, ARIZONA



REVISIONS:

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A

A

DRAWING NAME:

P5685 PREPLAT

JOB NO. P5685

DRAWN: RMH

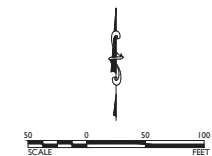
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DATE: 4/13/2021

SCALE: N.T.S.

SHEET: 1 OF 12

C.O.C. LOG NO. PLT21-0014



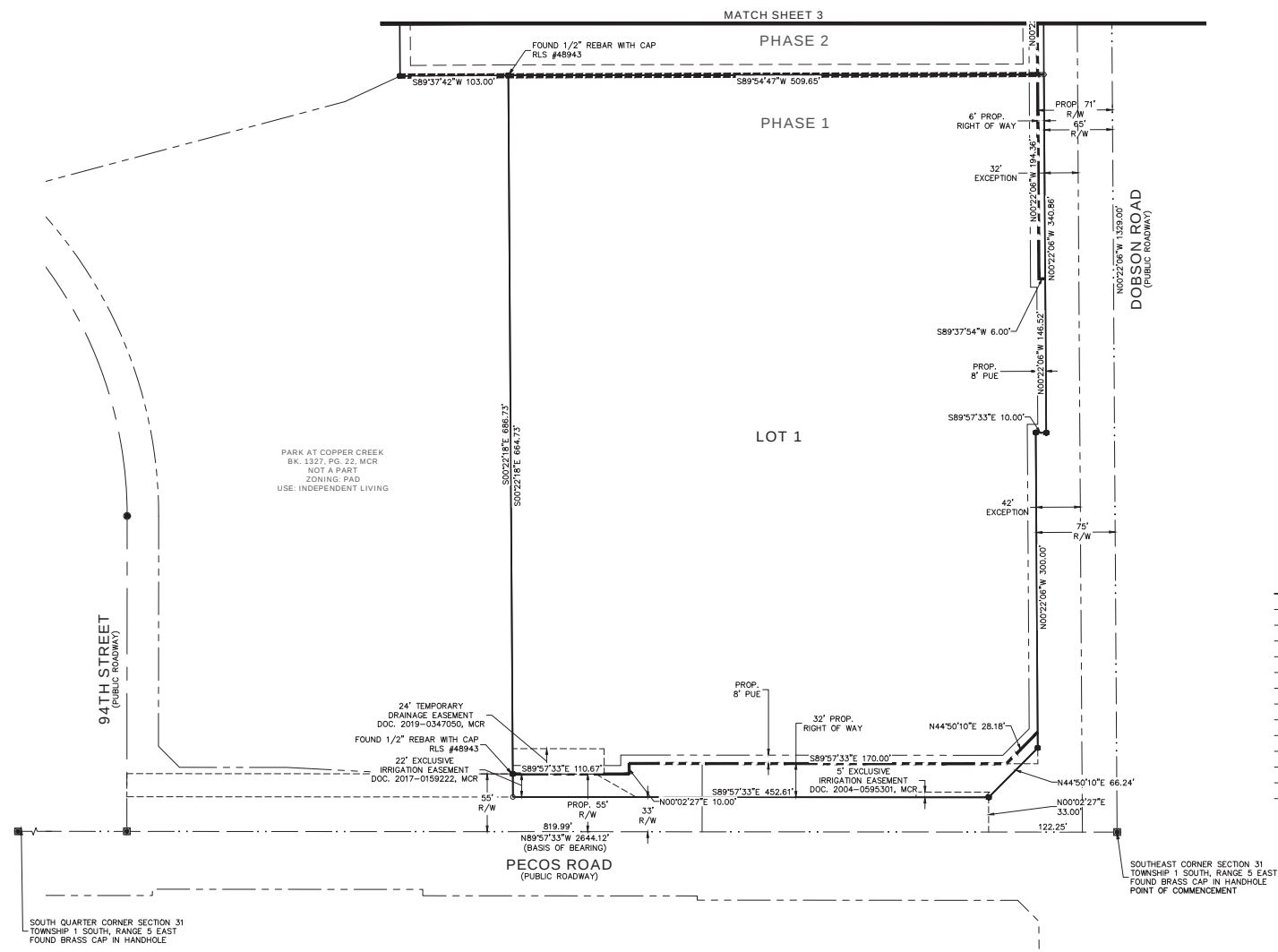
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PRELIMINARY PLAT
MERA CHANDLER
CHANDLER, ARIZONA

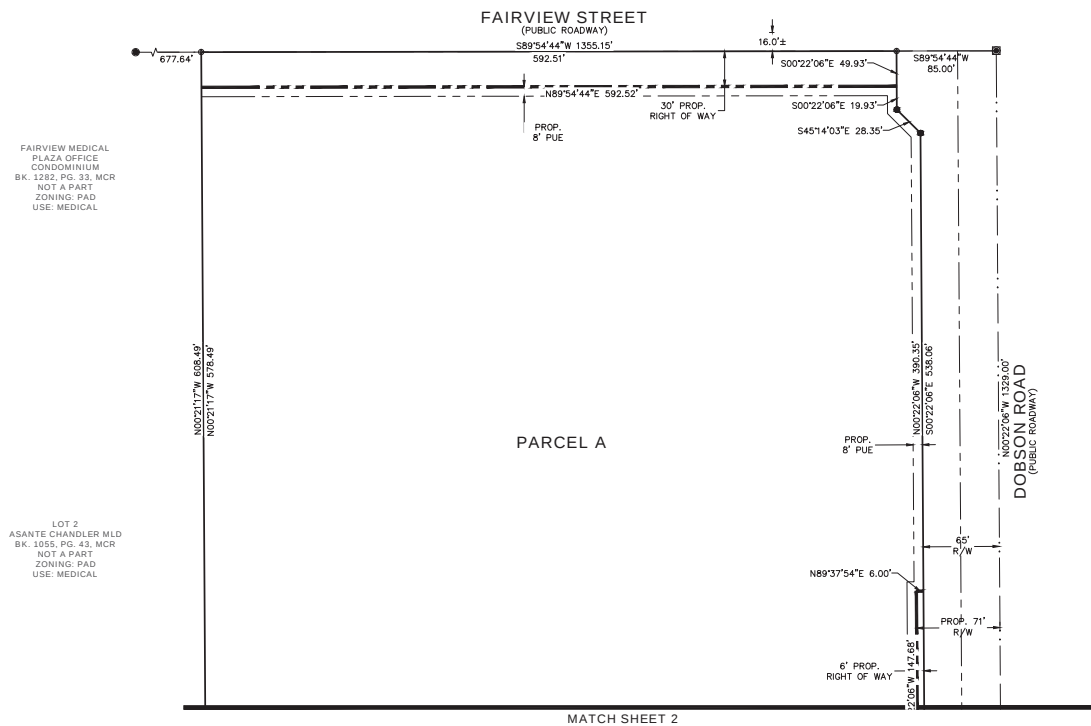


REVISIONS:	
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DRAWING NAME:	P5685 PREPLAT
JOB NO.	P5685
DRAWN:	RMH
CHECKED:	JPH
DATE:	4/13/2021
SCALE:	1"=50'
SHEET:	2 OF 12

- LEGEND**
- FOUND 1/2" REBAR RLS #42937 UNLESS NOTED
 - SET 1/2" REBAR RLS #60697
 - FOUND ALUMINUM CAP FLUSH
 - FOUND BRASS CAP FLUSH
 - FOUND BRASS CAP IN HANDHOLE
 - BARREL CACTUS
 - WATER CHECK VALVE
 - ELECTRIC JUNCTION BOX
 - ELECTRIC TRANSFORMER
 - ELECTRIC METER
 - ELECTRIC MANHOLE
 - FIRE HYDRANT
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - TELEPHONE MANHOLE
 - WATER METER
 - WATER MANHOLE
 - WATER VALVE
 - RECLAIMED WATER VALVE
 - FIRE DEPARTMENT CONNECTION
 - FLOOD LIGHT
 - GAS VALVE
 - IRRIGATION MANHOLE
 - LIGHT POLE
 - LIGHT POLE W/MAST
 - PALM TREE
 - SIGN
 - TREE
 - TELEPHONE RISER
 - TRAFFIC SIGNAL W/MAST
 - TRAFFIC SIGNAL JUNCTION BOX
 - UTILITY POLE
 - M.C.R.
 - BK./PG.
 - DOC.
 - DKT.
 - APN
 - R/W
 - BOUNDARY LINE
 - SECTION LINE
 - CENTER LINE
 - EASEMENT LINE
 - ADJACENT BOUNDARY LINE
 - CHAIN LINK FENCE
 - IRRIGATION LINE
 - WATER LINE
 - RECLAIMED WATER LINE
 - SEWER LINE
 - GAS LINE
 - UNDERGROUND ELECTRIC LINE
 - OVERHEAD ELECTRIC LINE
 - STORM DRAIN LINE

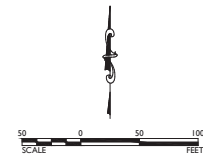


C.O.C. LOG NO. PLT21-0014



FAIRVIEW MEDICAL
PLAZA OFFICE
CONDOMINIUM
BK. 1282, PG. 33, MCR
NOT A PART
ZONING: PAD
USE: MEDICAL

LOT 2
ASANTE CHANDLER MLD
BK. 1055, PG. 43, MCR
NOT A PART
ZONING: PAD
USE: MEDICAL



LEGEND

- FOUND 1/2" REBAR RLS #42937 UNLESS NOTED
 ○ SET 1/2" REBAR RLS #60697
 ● FOUND ALUMINUM CAP FLUSH
 ● FOUND BRASS CAP FLUSH
 ■ FOUND BRASS CAP IN HANDHOLE
 ● BARREL CACTUS
 ○○●○ WATER CHECK VALVE
 ○○●○ ELECTRIC JUNCTION BOX
 ⚡ ELECTRIC TRANSFORMER
 ⚡ ELECTRIC METER
 ⚡ ELECTRIC MANHOLE
 ⚡ FIRE HYDRANT
 ⚡ STORM DRAIN MANHOLE
 ⚡ SEWER MANHOLE
 ⚡ TELEPHONE MANHOLE
 ⚡ WATER METER
 ⚡ WATER MANHOLE
 ⚡ WATER VALVE
 ⚡ RECLAIMED WATER VALVE
 ⚡ FIRE DEPARTMENT CONNECTION
 ☂ FLOOD LIGHT
 ⚡ GAS VALVE
 ⚡ IRRIGATION MANHOLE
 ⚡ LIGHT POLE
 ⚡ LIGHT POLE W/MAST
 🌴 PALM TREE
 🚶 SIGN
 🌳 TREE
 📶 TELEPHONE RISER
 📶 TRAFFIC SIGNAL W/MAST
 📶 TRAFFIC SIGNAL JUNCTION BOX
 ⚡ UTILITY POLE
 📶 MARICOPA COUNTY RECORDS
 BK./PG. BOOK & PAGE
 DOC. DOCUMENT NUMBER
 DKT. DOCKET NUMBER
 APN ASSESSOR PARCEL NUMBER
 R/W RIGHT OF WAY
-
- _____ BOUNDARY LINE
 . . . SECTION LINE
 _____ CENTER LINE
 - - - - - EASEMENT LINE
 _____ ADJACENT BOUNDARY LINE
 ○ CHAIN LINK FENCE
 ■ IRRIGATION LINE
 ■ WATER LINE
 _____ RECLAIMED WATER LINE
 _____ SEWER LINE
 _____ GAS LINE
 _____ UNDERGROUND ELECTRIC LINE
 _____ OVERHEAD ELECTRIC LINE
 _____ STORM DRAIN LINE

PRELIMINARY PLAT
MERA CHANDLER
CHANDLER, ARIZONA



REVISIONS:



3

DRAWING NAME:	P5685 PREPLAT
JOB NO.	P5685
DRAWN:	RMH
CHECKED:	JPH
DATE:	4/13/2021
SCALE:	1"=50'
SHEET:	3 OF 12

C.O.C. LOG NO. PLT21-0014

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