

NEVADA AND COMMONWEALTH
A FINAL PLAT OF
A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, T.1S, R.5E
GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

DEDICATION AND DECLARATION:

STATE OF ARIZONA)
COUNTY OF MARICOPA)SS

KNOW ALL MEN BY THESE PRESENTS:

EMF CHANDLER, LLC, AN DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF NEVADA AND COMMONWEALTH A FINAL PLAT OF A PORRTION OF THE NORTHWEST QUARTER OF SECTION 34, T.1S, R.5E GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA., AS SHOWN HEREON, AND HEREBY PUBLISHES THE FINAL PLAT OF NEVADA AND COMMONWEALTH AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS, AND EASEMENTS CONSTITUTING THE SAME, AND DECLARES THAT EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME, GIVEN EACH RESPECTIVELY ON SAID FINAL PLAT. EASEMENTS TO BE DEDICATED AS SHOWN ON THIS FINAL PLAT AND IN THE ABOVE DESCRIBED PREMISES, INCLUDING A BLANKET EASEMENT FOR EMERGENCY VEHICULAR ACCESS. THE MAINTENANCE OF ALL LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAYS TO THE BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNER.

AN EMERGENCY VEHICULAR ACCESS EASEMENT IS DEDICATED TO THE CITY OF CHANDLER ACROSS THIS PROPERTY.

PUBLIC RIGHT OF WAY SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF CHANDLER FOR USE AS SUCH.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

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.

IN WITNESS WHEREOF, THE OWNERS HAVE HERETO CAUSED THEIR NAMES TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICERS, THEREUNTO DULY AUTHORIZED

THIS ____ DAY OF _____, 2021.

EMF CHANDLER, LLC, AN DELAWARE LIMITED LIABILITY COMPANY,

BY: _____

ITS: _____

ACKNOWLEDGMENT:

STATE OF TEXAS)
COUNTY OF DALLAS)SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY _____
[DATE] [NAME OF OFFICER]

_____ OF _____ A _____
[TITLE OF OFFICER] [NAME OF CORPORATION ACKNOWLEDGING] [STATE OF INCORPORATION]

CORPORATION, ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC SIGNATURE DATE

(SEAL)

LIEN HOLDER RATIFICATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN DKT. NO. _____, RECORDS OF MARICOPA COUNTY RECORDER, 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____

OWNER:

EMF CHANDLER, LLC
6900 DALLAS PARKWAY, LEVEL 3
PLANO, TX 75024
PHONE (214)259-7042
CONTACT: CHARLIE KEELS:
ckeels@encore.bz

SURVEYOR:

HUNTER ENGINEERING INC.
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
FAX: (480) 991-3986
CONTACT: JAMES A. BRUCCI, R.L.S.
E-MAIL: jbrucci@hunterengineeringpc.com

NOTES:

1. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
2. 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.
3. 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.
4. 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 THAT 8' APART.
5. ALL PARCEL MONUMENTATION TO BE SET AT COMPLETION OF MASS GRADING.
6. A VACATION PLAT, RECORDED IN BOOK 1561 OF MAPS, PAGE 11, OF OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA, VACATED THAT PORTION OF A 40.00 FOOT RIGHT OF WAY AND THAT PORTION OF A 33.00 FOOT RIGHT OF WAY THAT AFFECTED THE LOTS THAT ARE BEING PLATTED HEREON.

FEMA NOTES:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 2737M (EFFECTIVE REVISED DATE NOVEMBER 4, 2015), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE AH AND X.

ZONE: X IS DEFINED AS 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.

ZONE: AH IS DEFINED AS FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED.

REFERENCED DOCUMENTS:

- (R) - RECORDED PLAT, CHANDLER, MARICOPA CO; ARIZONA, PER BOOK 5 OF MAPS, PAGE 34, AS RECORDED IN THE OFFICIALS RECORDS OF MARICOPA COUNTY, ARIZONA.
- (R1) - AMENDED PLAT OF CHANDLER HAMILTON PLAZA PER BOOK 203 OF MAPS, PAGE 16, AS RECORDED IN THE OFFICIALS RECORDS OF MARICOPA COUNTY, ARIZONA.
- (R2) - RECORD OF SURVEY AS FOUND IN BOOK 1305 OF MAPS, PAGE 36, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.
- (R3) - PER THE RECORDED DOCUMENT IN DOCKET 783, PAGE 209 OF THE RECORDS OF MARICOPA COUNTY, ARIZONA

BASIS OF BEARING:

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 00°00'00" WEST, ALONG THE MID-SECTION LINE OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE PLAT OF CHANDLER, MARICOPA CO; ARIZONA, RECORDED IN BOOK 5, PAGE 34, MARICOPA COUNTY RECORDS, ARIZONA.

LEGAL DESCRIPTION:

THE NORTH 784.0 FEET OF THE WEST 532.5 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS;

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF COMMONWEALTH AVENUE WITH THE WEST LINE OF HAMILTON STREET, AS SAID STREET AND AVENUE ARE SHOWN ON THE PLAT OF CHANDLER, RECORDED IN BOOK 5 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA;

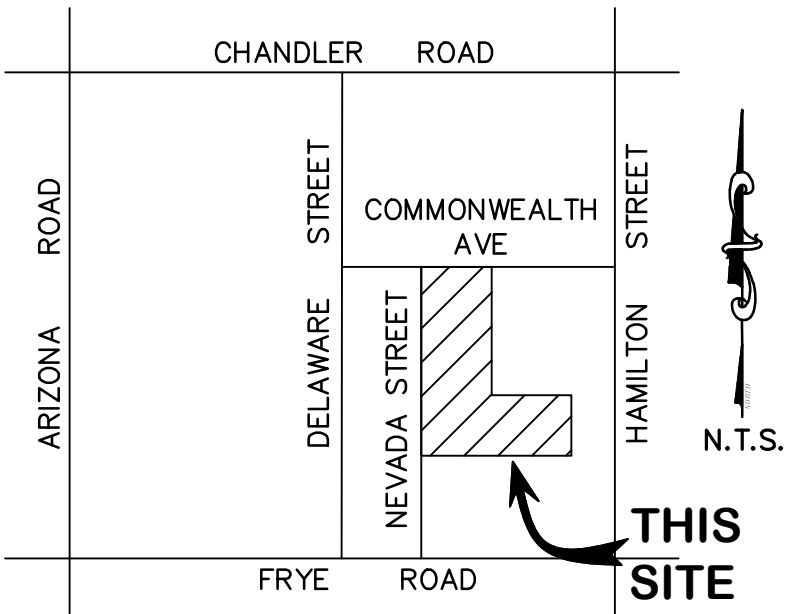
THENCE SOUTH ALONG THE WEST LINE OF HAMILTON STREET 953.00 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO J.G. BOSWELL COMPANY ET AL., BY DEED RECORDED IN DOCKET 783, PAGE 209, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE WEST ALONG THE NORTH LINE OF AFORESAID TRACT OF LAND 1064.55 FEET TO THE EAST LINE OF NEVADA STREET AS SHOWN ON AFORESAID PLAT OF CHANDLER;

THENCE NORTH ALONG THE EAST LINE OF NEVADA STREET 954.07 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF COMMONWEALTH AVENUE;

THENCE EAST ALONG THE SOUTH LINE OF COMMONWEALTH AVENUE 1065.00 FEET TO THE POINT OF BEGINNING;

EXCEPT THE NORTH 580.0 FEET OF THE EAST 300.0 FEET THEREOF.



VICINITY MAP:

SECTION 34,
T.1S., R.5E.

SHEET INDEX:

SHEET 1 COVER SHEET
SHEET 2 LOT 1 MAP SHEET

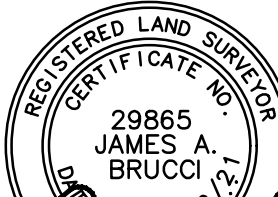
AREA:

LOT 1: 238,657 SQ.FT.±, 5.479 ACRES± (NET)
274,876 SQ.FT.±, 6.311 ACRES± (GROSS)

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS FINAL 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.

JAMES A. BRUCCI
REGISTERED LAND SURVEYOR NO. 29865
10450 N. 74TH STREET, SUITE 200
SCOTTSDALE, ARIZONA 85258



CERTIFICATION:

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

CITY ENGINEER DATE

CERTIFICATION:

THIS IS TO CERTIFY THAT IN MY OPINION THIS FINAL PLAT MEETS ALL THE REQUIREMENTS OF SECTION 48-13 OF THE CITY CODE AND THE APPLICATION CONFORMS TO GOOD LAND PLANNING POLICIES AND ALL NEW LOTS, PARCELS AND TRACTS CREATED ARE SUITABLE FOR THE PURPOSE WHICH THEY ARE PLATTED.

DEVELOPMENT SERVICES DIRECTOR DATE

CERTIFICATION:

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS _____ DAY OF _____, 2021.

BY: _____
MAYOR DATE

ATTEST: _____
CITY CLERK DATE

RECORDING INFO.

BY	REVISION	NO. DATE

PURPOSE:
FINAL PLAT

DRAWN BY: JR
CHECKED BY: JAB

HUNTER
ENGINEERING

CIVIL AND SURVEY

10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

NEVADA AND COMMONWEALTH
A FINAL PLAT OF A PORTION OF THE NORTHWEST QUARTER
OF SECTION 34, T.1S, R.5E GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

SECTION: 34
TWNSHP: 1S
RANGE: 5E

JOB NO.:
LGEC256-FP

SCALE
1"=40'

SHEET
1 OF 2

