

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT TE LOT HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "MOUNTAIN VIEW ESTATES", A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HERON AND HEREBY PUBLISHES THIS FINAL PLAT AS AND FOR THE PLAT OF SAID "MOUNTAIN VIEW ESTATES" AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT, TRACT, EASEMENT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID FINAL PLAT.

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.

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

RIGHT-OF-WAY IS DEDICATED TO THE CITY OF CHANDLER AS SHOWN ON THIS PLAT.

ALL PLATED, AMENITIES & FACILITIES PROPOSED TO BE MAINTAINED BY THE MOUNTAIN VIEW ESTATES COMMUNITY ASSOCIATION ARE HEREWITH PLATTED AS COMMON PROPERTY WITH AN UNDIVIDED INTEREST OWNED IN COMMON BY EACH LOT OWNER.

TRACTS "A", "B", "C", "D", and "E" ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE MOUNTAIN VIEW ESTATES COMMUNITY ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE MOUNTAIN VIEW ESTATES COMMUNITY ASSOCIATION OR ABUTTING PROPERTY OWNER.

THE MAINTENANCE OF LANDSCAPING WITHIN ALL TRACTS SHALL BE THE RESPONSIBILITY OF THE MOUNTAIN VIEW ESTATES COMMUNITY ASSOCIATION, AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. ALL TRACTS SHALL BE IMPROVED IN ACCORDANCE WITH APPROVED PLANS AND DEEDED TO THE MOUNTAIN VIEW ESTATES COMMUNITY ASSOCIATION AFTER PLAT RECORDATION.

IN WITNESS WHEREOF: TE LOT HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE OFFICER LISTED BELOW, THEREUNTO DULY AUTHORIZED.

TE LOT HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: ERIC KREBS
ITS: OWNER

ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA

ON THIS _____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED ERIC KREBS, 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: _____

HOMEOWNERS ASSOCIATION RATIFICATION

BY THIS RATIFICATION _____, DULY ELECTED PRESIDENT OF THE THE MOUNTAIN VIEW ESTATES COMMUNITY ASSOCIATION, ACKNOWLEDGES THE RESPONSIBILITIES IDENTIFIED HEREOF.

SIGNATURE DATE

ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA

ON THIS _____ DAY OF _____, 2021, 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: _____

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 29, BEING MARKED BY A CITY OF CHANDLER BRASS CAP IN HAND HOLE, FROM WHICH POINT THE SOUTH QUARTER CORNER OF SAID SECTION 29, BEING MARKED BY A CITY OF CHANDLER BRASS CAP PLUSH, BEARS NORTH 89°49'36" EAST, A DISTANCE OF 2042.00 FEET;

THENCE NORTH 89°49'36" EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 790.72 FEET TO A LINE PARALLEL WITH AND 200.00 FEET WEST OF THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 00°07'11" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 861.53 FEET TO THE SOUTH LINE OF "FALCON ESTATES" A SUBDIVISION RECORDED IN BOOK 638 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ALSO BEING THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29;

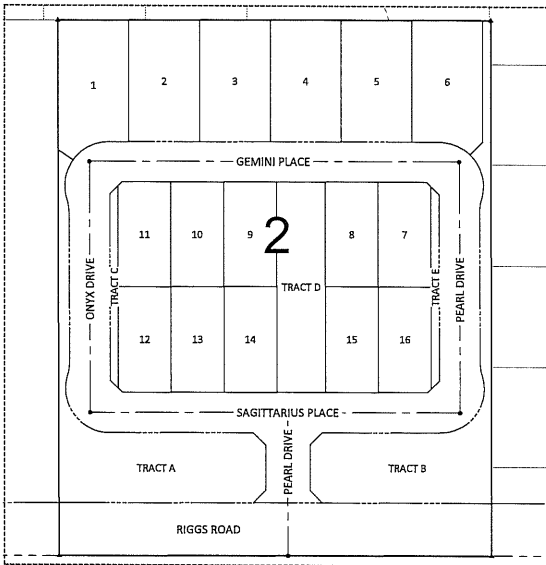
THENCE NORTH 89°48'36" EAST, ALONG SAID LINE, A DISTANCE OF 532.21 FEET TO THE WEST LINE OF "COTRUS PRESERVE", A SUBDIVISION RECORDED IN BOOK 628 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ALSO BEING THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 29;

THENCE SOUTH 00°05'50" EAST, ALONG SAID LINE, A DISTANCE OF 681.68 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29;

THENCE SOUTH 88°49'36" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 531.95 FEET TO THE POINT OF BEGINNING.

MOUNTAIN VIEW ESTATES

A FINAL PLAT OF
A PORTION OF THE SOUTHWEST QUARTER
OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST,
GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.



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SITE DATA

ZONING:

NUMBER OF LOTS
GROSS AREA
NET AREA
MINIMUM LOT AREA
MAXIMUM LOT AREA
AVERAGE LOT AREA

PLANNED AREA DEVELOPMENT (PAD)
FOR SINGLE FAMILY RESIDENTIAL
352,027 SQ.FT. OR 8,081.4 ACRES, MORE OR LESS
238,474 SQ.FT. OR 5,428.7 ACRES, MORE OR LESS
8,437 SQ.FT. OR 0.1937 ACRES, MORE OR LESS
13,675 SQ.FT. OR 0.3139 ACRES, MORE OR LESS
10,233 SQ.FT. OR 0.2349 ACRES, MORE OR LESS

BASIS OF BEARINGS

NORTH 89 DEGREES 40 MINUTES 36 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO BOOK 628 OF MAPS, PAGE 24, M.C.R.

SURVEYOR'S 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.

DOUGLAS B. TONEY
REGISTERED LAND SURVEYOR NO. 55030
BOWMAN CONSULTING
1295 W. WASHINGTON STREET, #108
TEMPE, AZ 85281



CITY OF CHANDLER CERTIFICATIONS

THIS IS TO CERTIFY THAT IN MY OPINION ALL LOTS, PARCELS, AND TRACTS SHOWN ON THIS PLAT CONFORM 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

BY ACCEPTANCE OF THIS PLAT, THE CITY OF CHANDLER AGREES TO THE VACATION OR ABANDONMENT OF THE EASEMENTS DESCRIBED OR SHOWN HEREON AS BEING VACATED OR ABANDONED.

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

BY: MAYOR DATE

ATTEST: CITY CLERK DATE

C.O.C. LOG NO. PLT20-0014

Bowman
Consulting Group, LLC
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FINAL PLAT
MOUNTAIN VIEW ESTATES
CHANDLER, ARIZONA

O. KENNEDY CONSULTING GROUP, LLC

DATE: 1/4/21
PROJ. NO.: 02042-01
TASK NAME: 001
DRAWN BY: K
CHECKED: BT
QUALITY: NL
CLIENT NO.:

SCALE
N.T.S.

1 OF 2

