

"THE VILLAGE AT COLLEGE PARK"

A FINAL PLAT OF
A PORTION OF THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 1 SOUTH, RANGE 5 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: NEW VILLAGE HOMES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "THE VILLAGE AT COLLEGE PARK", A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "THE VILLAGE AT COLLEGE PARK" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

EASEMENTS ARE DEDICATED TO THE CITY OF CHANDLER AS SHOWN ON THIS PLAT.

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

OWNER GRANTS TO THE CITY OF CHANDLER AND APPLICABLE UTILITY AND SERVICE PROVIDERS AN EASEMENT OVER, THROUGH AND ACROSS LOT 1 FOR INGRESS AND EGRESS, FOR TRASH REMOVAL AND EMERGENCY VEHICULAR ACCESS.

IN WITNESS WHEREOF: NEW VILLAGE HOMES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, 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.

NEW VILLAGE HOMES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____
SABRINA S. PORTER, MEMBER

ACKNOWLEDGMENT

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

ON THIS _____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED SABRINA S. PORTER, WHO ACKNOWLEDGED HERSELF 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: _____

LIENHOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT FLAGSTAR BANK, FSB, AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN DOC. NO. _____, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS, AND APPROVES THIS PLAT, THE DECLARATION OF RESTRICTIONS RECORDED CONCURRENTLY HERewith, AND EACH AND EVERY DEDICATION CONTAINED HEREIN.

IN WITNESS WHEREOF: FLAGSTAR BANK, FSB, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF _____, ITS _____, THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2021.

ACKNOWLEDGMENT

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

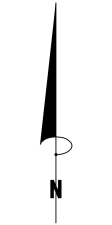
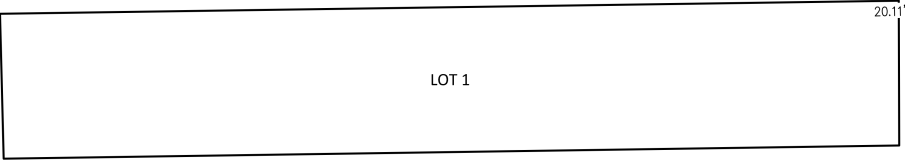
ON THIS _____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____

SR 101/PRICE ROAD



KEY MAP
NTS
(ALL ON SHEET 2)

NOTES

- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
- 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.
- 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 ARE ALLOWED.
- ALL UTILITIES AND ELECTRIC LINES ARE TO BE INSTALLED UNDERGROUND.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2710L, 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.
- THE LOT OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPING AND OTHER IMPROVEMENTS ON ITS LOT.
- 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. TRESS SHALL BE SPACED NOT LESS THAN 8' APART.

BASIS OF BEARINGS

NORTH 89°15'22" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE CONDOMINIUM PLAT FOR "TRE ALLAGIO", RECORDED IN BOOK 837, PAGE 22, OF MARICOPA COUNTY RECORDS.

LEGAL DESCRIPTION - LOT 1

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18;

THENCE SOUTH 01°25'31" EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1153.35 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF LOT 1 OF SAID SECTION 18;

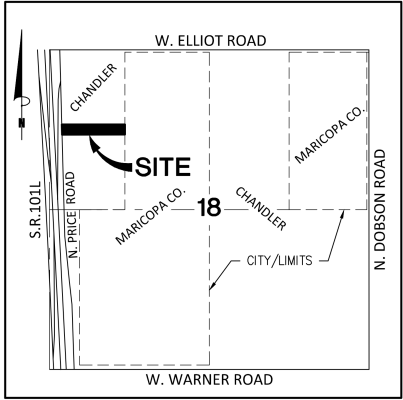
THENCE NORTH 89°09'59" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 220.01 FEET TO THE EASTERLY RIGHT-OF-WAY OF THE LOOP 101 NORTH BOUND PRICE FRONTAGE ROAD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°09'59" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1020.86 FEET TO THE EAST LINE OF THAT PART OF TRACT "A" THROUGH TRACT "F", INCLUSIVE, CABALLOS RANCHITOS UNIT TWO, ACCORDING BOOK 136 OF MAPS, PAGE 48, MARICOPA COUNTY RECORDS, WHICH LIES EAST OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF LOT 1 OF SAID SECTION 18, AND BEING BOUNDED ON ITS NORTH BOUNDARY AND BOUNDED ON ITS SOUTH BOUNDARY, RESPECTIVELY, BY AN EASTERLY EXTENSION OF THE NORTH BOUNDARY AND AN EASTERLY EXTENSION OF THE SOUTH BOUNDARY OF THE SOUTH HALF OF THE SOUTH HALF OF LOT 1 OF SAID SECTION 18;

THENCE SOUTH 00°11'53" EAST, ALONG SAID EAST LINE, A DISTANCE OF 164.49 FEET TO THE SOUTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF LOT 1 OF SAID SECTION 18;

THENCE SOUTH 89°09'12" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1017.33 FEET TO THE EASTERLY RIGHT-OF-WAY OF THE LOOP 101 NORTH BOUND PRICE FRONTAGE ROAD;

THENCE NORTH 01°25'31" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 164.71 FEET TO THE POINT OF BEGINNING.



VICINITY MAP
N.T.S.

SHEET INDEX

- | | |
|---|--|
| 1 | COVER, NOTES, DEDICATION, SITE DATA, BASIS OF BEARINGS, CERTIFICATIONS |
| 2 | FINAL PLAT PLAN SHEET |

OWNER

NEW VILLAGE HOMES, L.L.C.
890 W ELLIOT ROAD #104
GILBERT, AZ 85233
PHONE: (602) 692-5369
CONTACT: REED PORTER
EMAIL: reedp@newvillagehomes.com

SITE DATA

ZONING	PAD
NUMBER OF LOTS	1
GROSS & NET AREA	167,733 S.F. 3.8506 AC.

SURVEYOR

BOWMAN
1600 N. DESERT DRIVE, #210
TEMPE, AZ 85281
PHONE: (480) 629-8830
CONTACT: DOUG TONEY
EMAIL: dtoney@bowmanconsulting.com

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
1600 N. DESERT DRIVE, #210
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

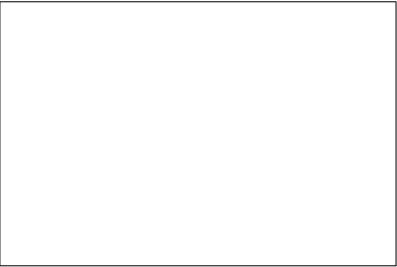
THIS SUBDIVISION IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-578, ARIZONA REVISED STATUTES.

CITY ENGINEER DATE

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. PLT21-0001

"THE VILLAGE AT COLLEGE PARK"
FINAL PLAT
CHANDLER, ARIZONA

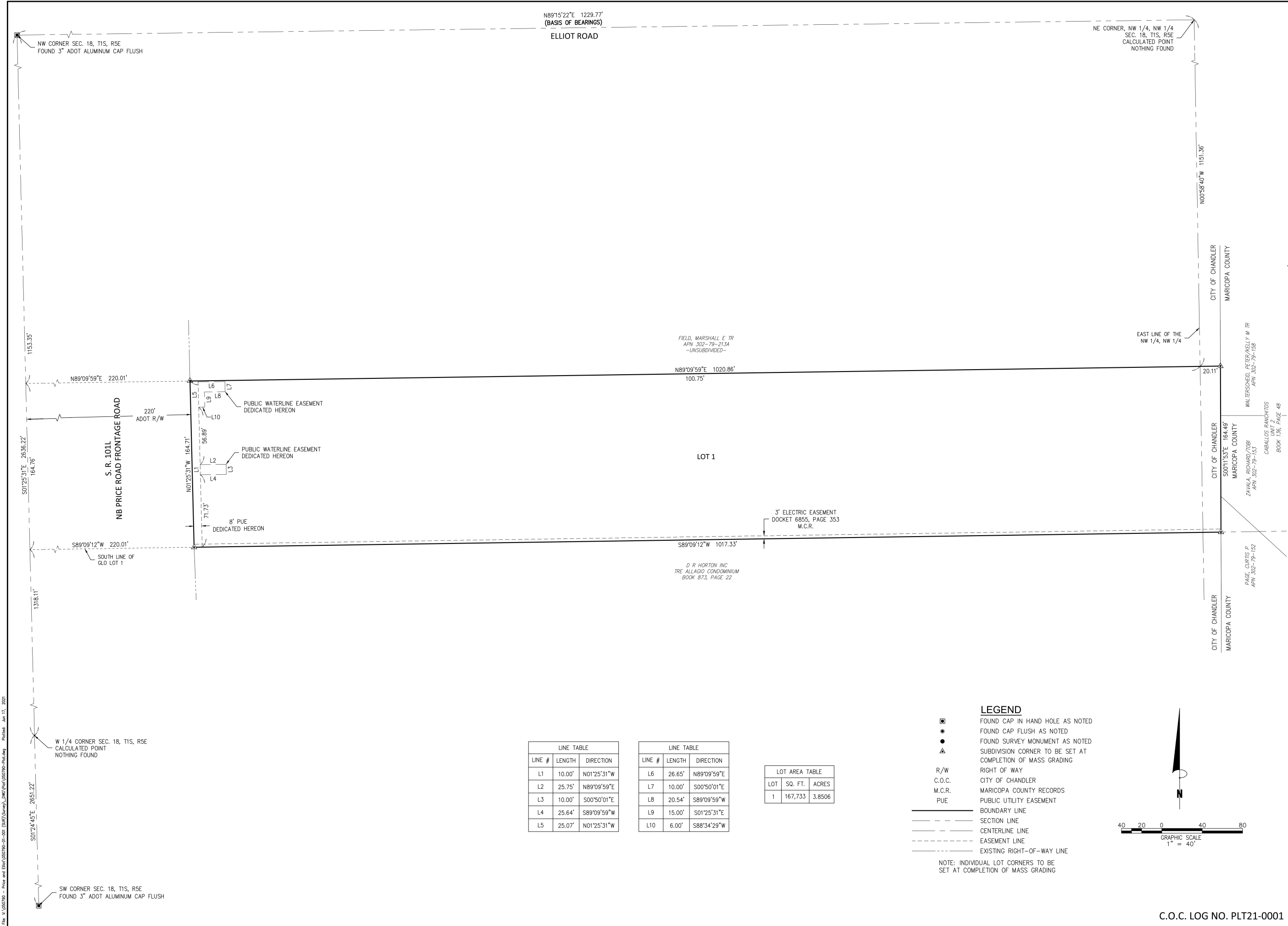
Bowman

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Fax (480) 629-8841
www.bowman.com

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DATE:	6/17/21
PROJ NO:	050790-01
TASK NUM:	001
DRAWN BY:	DT/TL
CHECKED:	DT
QUALITY:	NL
CLIENT NO:	
SCALE	N.T.S.

File: V:\050790 - Price and Elliot\050790-01-001 (SIR)\Survey\DWG\Plot\050790-Plt.dwg Plotted: Jan 17, 2021



"THE VILLAGE AT COLLEGE PARK"
FINAL PLAT
CHANDLER, ARIZONA

Bowman
Bowman Consulting Group, Ltd.
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Tempe, AZ 85281
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Fax: (480) 829-8841
www.bowman.com

Douglas B. Toney
55030
ARIZONA, U.S.A.

DATE: 6/17/21
PROJ NO: 050790-01
TASK NUM: 001
DRAWN BY: DT/TL
CHECKED: DT
QUALITY: NL
CLIENT NO:
SCALE
1" = 40'
C.O.C. LOG NO. PLT21-0001

2 OF 2