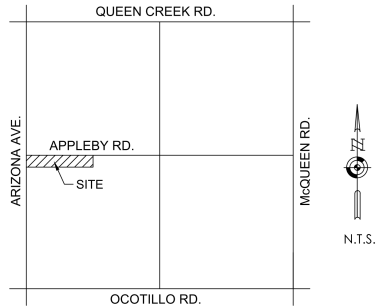


FINAL PLAT  
FOR  
THE ASHLEY

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP

DEDICATION

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS: PORTER KYLE PARTNERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME "THE ASHLEY" LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "THE ASHLEY", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT, STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER, OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT. PORTER KYLE PARTNERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE COMMUNITY OWNERS ASSOCIATION OR ABUTTING PROPERTY OWNERS.

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.

PORTER KYLE PARTNERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY DOES HEREBY GRANT AND CONVEY TO THE CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION, AN EASEMENT FOR AVIGATION 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, FLUMES, 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 LIABILITY 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, FUMES, 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.

THIS AVIGATION 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.

THE GRANTING OF THIS AVIGATION EASEMENT AND RELEASE DOES NOT RELIEVE THE OWNER AND OPERATORS OF AIRCRAFT FROM LIABILITY FOR DAMAGES OR INJURY TO PERSONS OR PROPERTY CAUSE BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES.

STREET RIGHT OF WAYS ARE DEDICATED TO THE CITY OF CHANGLER AS SHOWN ON THIS FINAL PLAT.

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

THIS FINAL PLAT HEREBY DEDICATES AN EMERGENCY VEHICULAR ACCESS EASEMENT OVER LOT 1 TO THE CITY OF CHANDLER.

IN WITNESS WHEREOF, PORTER KYLE PARTNERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREBY CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF \_\_\_\_\_, ITS

\_\_\_\_\_, IS THEREUNTO DULY AUTHORIZED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
DATE

ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

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: \_\_\_\_\_

DATE \_\_\_\_\_

NOTES

1. THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2002.
2. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
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. IN EASEMENTS FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF, ONLY GROUND COVER AND BUSHED ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES ARE ALLOWED.
5. ALL UTILITIES AND ELECTRIC LINES ARE TO BE INSTALLED UNDERGROUND.
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. PROPERTY CORNERS SHALL BE SET WITH 1/2" REBAR & CAP BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THERE PLACEMENT UNLESS OTHERWISE NOTED HEREON. PROPERTY CORNERS WILL BE PLACED AT COMPLETION OF MASS GRADING.
8. ALL TITLE INFORMATION AND THE DESCRIPTION SHOWN IS BASED ON A TITLE REPORT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. C203777-347-MC-STM, DATED MARCH 23, 2020.
9. THE PERSON(S) HOLDING TITLE TO THE COMMON AREA TRACTS ( " TITLEHOLDER(S) " ) SHALL BE RESPONSIBLE FOR IRRIGATION OF THE COMMON AREA TRACTS. THE SOURCE OF IRRIGATION WATER FOR THE COMMON AREA TRACTS SHALL BE RECLAIMED WATER ( " EFFLUENT " ), BUT IF RECLAIMED WATER IS UNAVAILABLE AT THE TIME CONSTRUCTION IN THE SUBDIVISION BEGINS, THE TITLEHOLDER(S) SHALL CAUSE THE COMMON AREA TRACTS TO BE IRRIGATED AND SUPPLIED WITH WATER, OTHER THAN SURFACE WATER FROM ANY IRRIGATION DISTRICT, THROUGH SOURCES CONSISTENT WITH THE ARIZONA LAW AND THE RULES AND REGULATIONS OF THE ARIZONA DEPARTMENT OF WATER RESOURCES. ONCE EFFLUENT OF THE QUANTITY AND QUALITY NEEDED TO SUPPORT SUCH COMMON AREA TRACTS IS AVAILABLE, THEN THE TITLEHOLDER(S) SHALL CAUSE EFFLUENT TO BE USED TO IRRIGATE THE COMMON AREA TRACTS. AT SUCH TIME AS TITLE TO THE COMMON AREA TRACTS IS SOLD OR OTHERWISE TRANSFERRED, IN WHOLE OR IN PART, WHETHER TO THE SUBDIVISION HOMEOWNERS ASSOCIATION OR TO SOME THIRD PARTY, THE TITLEHOLDER(S) SHALL ALSO SELL OR TRANSFER, AT THE OPTION OF THE PARTY ACQUIRING TITLE THERETO, ANY WATER RIGHTS OR PERMITS HELD BY OR IN THE NAME OF THE TITLEHOLDER(S) BENEFITING OR OTHERWISE APPLICABLE TO THE COMMON AREA TRACTS.

AREA SUMMARY

GROSS- 267,174.91 S.F. - 6.13 ACRES  
RIGHT OF WAY - 52,209.88 S.F., 1.20 ACRES  
LOT 1 - 214,965.03 S.F., 4.93 ACRES

OWNER

PORTER KYLE PARTNERS, LLC  
8149 E. EVANS RD., STE. 8  
SCOTTSDALE, AZ 85260  
PHONE # 480-542-1220  
ATTN: MIKE STEPHAN  
mstephan@porterkyllc.com

LEGEND

- ◆ SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR W/ CAP RLS 48943
- M.C.R. MARICOPA COUNTY RECORDS
- BOUNDARY LINE
- - - - - CENTER LINE
- — — — SECTION LINE
- BOUNDARY LINE (OTHERS)
- - - - - EASEMENT LINE

BASIS OF BEARING

SOUTH 00° 23' 56" EAST, BEING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, PER THE FINAL PLAT OF CACHET @ PASEO LINDO AS RECORDED IN BOOK 977 OF MAPS, PAGE 17, M.C.R.

WATER ASSURANCE

THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON I APPROVED AND LIES WITHIN THE WATER SERVICE AREA OF THE CITY OF CHANDLER, ARIZONA, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576 AND ARIZONA DEPARTMENT OF WATER RESOURCES CERTIFICATE OF ASSURED WATER SUPPLY DWR-20-00693.

REFERENCE DOCUMENTS

FINAL PLAT OF CACHET @ PASEO LINDO, BOOK 977 OF MAPS, PAGE 17, M.C.R.  
RECORD OF SURVEY, BOOK 748 OF MAPS, PAGE 34, M.C.R.  
PLSS SUBDIVISION RECORD OF SURVEY, BOOK 589 OF MAPS, PAGE 48, M.C.R.  
DEEDS OF RECORD

APPROVALS

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 \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

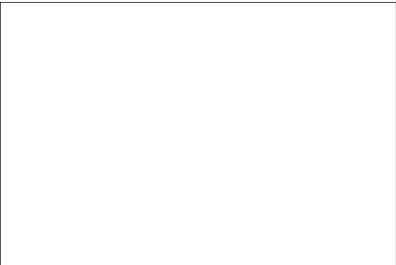
ATTEST: \_\_\_\_\_ CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE SURVEY ON THE PREMISES DESCRIBED AND SHOWN HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF JUNE 2021, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST, OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

*Mitchell H. Ragsdale* 09 / 29 / 21  
DATE  
MITCHELL H RAGSDALE, R.P.L.S. #48943  
TERRASCAPE CONSULTING L.L.C.  
1102 E. MISSOURI AVE.  
PHOENIX, AZ 85014  
602-297-8732  
mragdale@terrascape.us

RECORDER'S INFORMATION



C.O.C. LOG NO. PLT21-0039

consulting  
**Terrascope**  
civil engineering • surveying • urban planning

645 East Missouri Ave., Suite 160, Phoenix, Arizona 85012  
P: 602.297.8732 • info@terrascope.us • terrascopeconsulting.com

FINAL PLAT

THE ASHLEY



DATE: 09 / 29 / 21

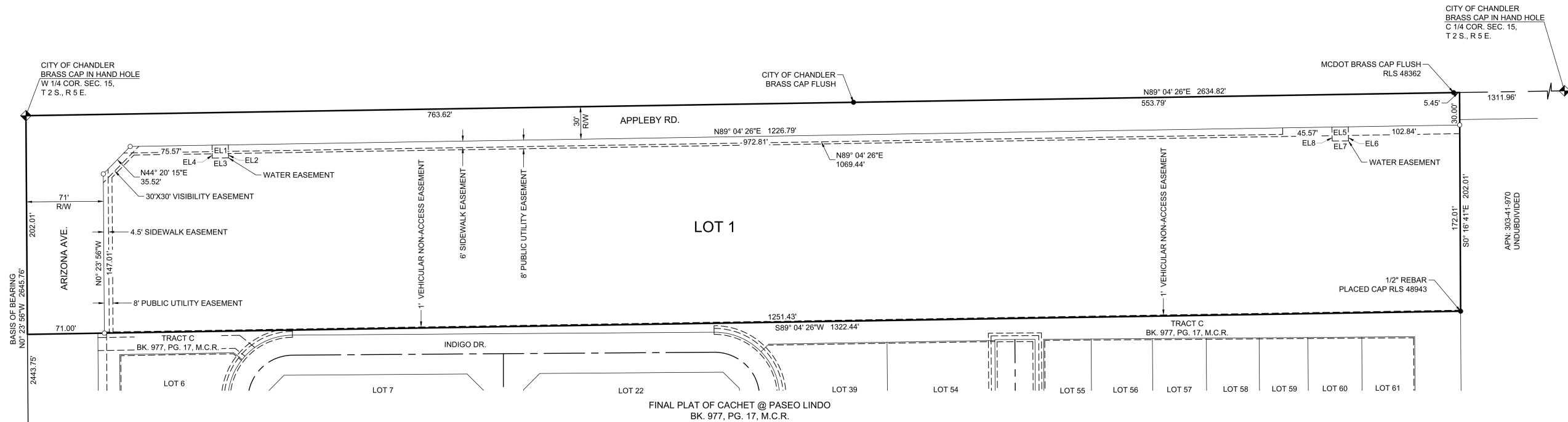
CHECKED BY: BWB

DRAWN BY: MHR

TITLE: FINAL PLAT

SHEET No. 1 of 2

PROJECT No. 1250



| Line Table |               |        |
|------------|---------------|--------|
| Line #     | Direction     | Length |
| EL1        | N89° 04' 26"E | 15.00' |
| EL2        | N00° 55' 34"W | 12.00' |
| EL3        | S89° 04' 26"W | 15.00' |
| EL4        | S00° 55' 34"E | 12.00' |
| EL5        | N89° 04' 26"E | 15.00' |
| EL6        | N00° 55' 34"W | 13.00' |
| EL7        | N89° 38' 45"E | 15.00' |
| EL8        | N00° 55' 34"W | 12.85' |

- LEGEND**
- SECTION CORNER AS NOTED
  - FOUND MONUMENT AS NOTED
  - SET 1/2" REBAR W/ CAP RLS 48943 TO BE SET AT THE COMPLETION OF MASS GRADING
- M.C.R. MARICOPA COUNTY RECORDS
- BOUNDARY LINE
  - CENTER LINE
  - SECTION LINE
  - BOUNDARY LINE (OTHERS)
  - EASEMENT LINE



FINAL PLAT

THE ASHLEY



DATE: 09 / 29 / 21

CHECKED BY: BWB

DRAWN BY: MHR

TITLE:  
FINAL PLAT

SHEET No.  
2 of 2

PROJECT No.  
1250

C.O.C. LOG NO. PLT21-0039