

KNOW ALL MEN BY THESE PRESENTS: SRR DOBSON LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "DOBSON TOWN PLACE II," A RE-PLAT OF LOT 1 OF "DOBSON TOWN PLACE," ACCORDING TO BOOK 942 OF MAPS, PAGE 41, MARICOPA COUNTY RECORDS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 2 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 "DOBSON TOWN PLACE II" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT, TRACT AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID 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.

OWNER GRANTS TO THE APPLICABLE UTILITY AND SERVICE PROVIDERS AN EASEMENT OVER, UNDER, THROUGH AND ACROSS TRACT "A" FOR INGRESS AND EGRESS AND TRASH REMOVAL.

IN WITNESS WHEREOF: SRR DOBSON LLC, 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.

ITS: _____

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.

MY COMMISSION EXPIRES: _____

THAT _____, 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.

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.

MY COMMISSION EXPIRES: _____

KEY MAP
NTS
(ALL ON SHEET 3)

ATTEST: _____
CITY CLERK DATE



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°17'49"E	71.00'
L2	S00°42'11"W	36.00'
L3	S89°17'49"E	2.00'
L4	S00°42'11"W	28.00'
L5	N89°17'49"W	1.00'
L6	S00°42'11"W	72.00'
L7	N89°17'49"W	71.00'
L8	N00°42'11"E	37.50'
L9	N89°17'49"W	3.00'
L10	N00°42'11"E	26.00'
L11	S89°17'49"E	1.00'
L12	N00°42'11"E	36.50'
L13	S89°17'49"E	1.00'
L14	N00°42'11"E	36.00'
L15	S89°17'49"E	71.00'
L16	S00°42'11"W	72.00'
L17	S89°17'49"E	2.00'
L18	S00°42'11"W	28.00'
L19	N89°17'49"W	3.00'
L20	S00°42'11"W	36.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	N89°17'49"W	71.00'
L22	N00°42'11"E	72.00'
L23	N00°42'11"E	26.00'
L24	S89°17'49"E	3.00'
L25	N00°42'11"E	36.00'
L26	S01°06'15"W	72.50'
L27	N88°53'45"W	38.00'
L28	N46°06'15"W	13.00'
L29	N43°53'58"W	40.08'
L30	N46°06'15"E	40.08'
L31	S43°53'45"E	13.00'
L32	S88°53'45"E	38.00'
L33	N89°17'49"W	71.00'
L34	N00°42'11"E	36.00'
L35	N89°17'49"W	3.00'
L36	N00°42'11"E	26.00'
L37	N00°42'11"E	72.00'
L38	S89°17'49"E	71.00'
L39	S00°42'11"W	36.00'
L40	S89°17'49"E	3.00'

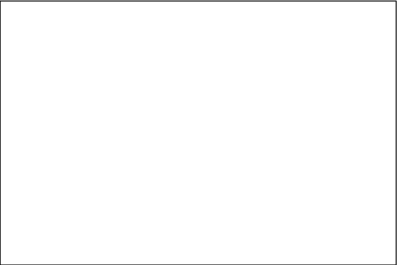
LINE TABLE		
LINE #	DIRECTION	LENGTH
L41	S00°42'11"W	28.00'
L42	N89°17'49"W	2.00'
L43	S00°42'11"W	72.00'
L44	N89°17'49"W	71.00'
L45	N00°42'11"E	36.00'
L46	N89°17'49"W	1.00'
L47	N00°42'11"E	36.50'
L48	N89°17'49"W	1.00'
L49	N00°42'11"E	26.00'
L50	S89°17'49"E	3.00'
L51	N00°42'11"E	37.50'
L52	S89°17'49"E	71.00'
L53	S00°42'11"W	72.00'
L54	S89°17'49"E	1.00'
L55	S00°42'11"W	28.00'
L56	N89°17'49"W	2.00'
L57	S00°42'11"W	36.00'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	17.28'	11.00'	090°00'00"	S45°42'11"W 15.56'
C2	17.28'	11.00'	090°00'00"	N45°42'11"E 15.56'
C3	17.28'	11.00'	090°00'00"	S44°17'49"E 15.56'
C4	20.42'	13.00'	090°00'00"	N44°17'49"W 18.38'
C5	79.96'	19.39'	236°15'27"	N01°06'30"E 34.20'
C6	17.28'	11.00'	090°00'00"	S45°42'11"W 15.56'
C7	20.42'	13.00'	090°00'00"	N45°42'11"E 18.38'
C8	17.28'	11.00'	090°00'00"	S44°17'49"E 15.56'
C9	17.28'	11.00'	090°00'00"	N44°17'49"W 15.56'

LOT AREA TABLE		
LOT	SQ. FT.	ACRES
LOT 1A	10,636	0.2442
LOT 2A	10,639	0.2442
LOT 3A	6,210	0.1426
LOT 4A	10,639	0.2442
LOT 5A	10,636	0.2442

OVERALL AREA TABLE		
PARCEL	SQ. FT.	ACRES
BOUNDARY	241,855	5.5522

TRACT AREA TABLE			
TRACT	SQ. FT.	ACRES	DESCRIPTION
TRACT A	193,097	4.4329	LANDSCAPE, PRIVATE UTILITIES, INGRESS AND EGRESS, DRAINAGE, EMERGENCY VEHICULAR ACCESS EASEMENT, PARKING, PEDESTRIAN ACCESS EASEMENT AND VEHICULAR ACCESS EASEMENT



C.O.C. LOG NO. PLT21-0053

**"DOBSON TOWN PLACE II"
FINAL PLAT
CHANDLER, ARIZONA**

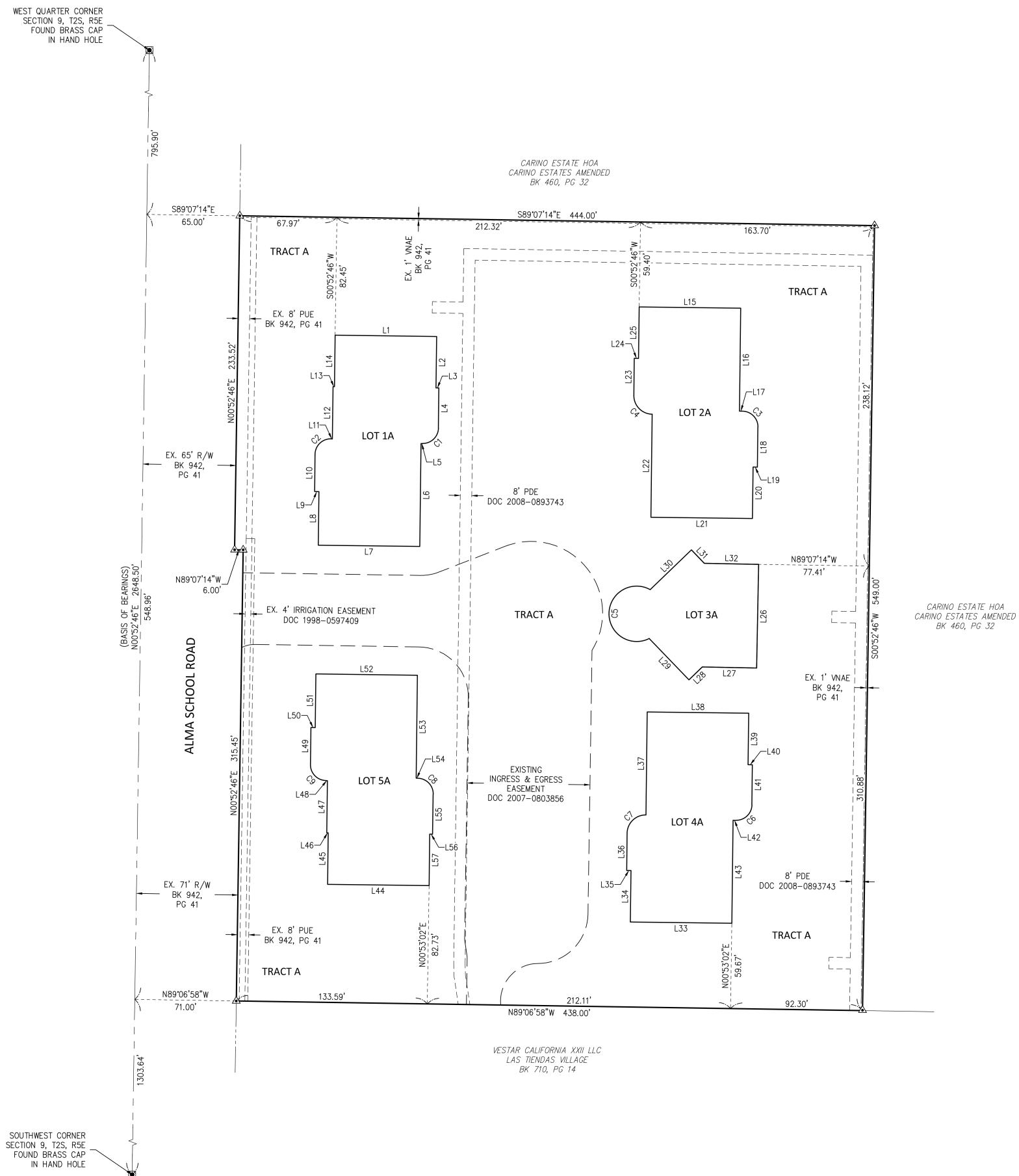


Bowman
CONSULTING

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DATE		REVISION	
DATE: 12/6/21			
PROJ. NO: 090911-01			
TASK NUM: 001			
DRAWN BY: DT			
CHECKED:			
QUALITY:			
CLIENT NO:			
SCALE N.T.S.			
2 OF 3			



GRAPHIC SCALE
1" = 40'

C.O.C. LOG NO. PLT21-0053

[illegible]