

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

KNOW ALL MEN BY THESE PRESENTS: THAT ARIZONA CVS STORES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, THE VILLAGE AT CARINO COMMONS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, HSH-CHANDLER OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR CARINO COMMONS COMMERCIAL, LOCATED WITHIN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS FINAL PLAT FOR CARINO COMMONS COMMERCIAL, AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE STREETS AND EASEMENTS AS DEDICATED HEREON, AND THAT EACH STREET AND EASEMENT, SHALL BE KNOWN BY THE NUMBER, NAME OR LETTER GIVEN EACH RESPECTIVELY ON SAID FINAL PLAT AND ARIZONA CVS STORES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, THE VILLAGE AT CARINO COMMONS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, HSH-CHANDLER OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES THE RIGHTS-OF-WAY AND EASEMENTS TO THE CITY OF CHANDLER FOR USE AS SUCH, THE STREETS, AND EASEMENTS AS SHOWN ON THIS FINAL PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES AND ALSO DEDICATES AN EMERGENCY VEHICULAR ACCESS EASEMENT OVER LOTS 2 AND 3 TO THE CITY OF CHANDLER, THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY AND P.U.E. TO BACK OF CURB SHALL BE RESPONSIBILITY OF THE ABUTTING LOT/TRACT/PARCEL OWNER.

IN WITNESS WHEREOF

ARIZONA CVS STORES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS HERETO CAUSED ITS CORPORATE SEAL TO BE AFFIXED AND THE SAME TO ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER(S) THERETO DULY AUTHORIZED

BY: _____ DATE: _____

ITS: _____

THE VILLAGE AT CARINO COMMONS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS HERETO CAUSED ITS CORPORATE SEAL TO BE AFFIXED AND THE SAME TO ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER(S) THERETO DULY AUTHORIZED

THE VILLAGE AT CARINO COMMONS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: SUBDUERY MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ DATE: _____
JAMES F. RUNNER, ITS MANAGER

HSH-CHANDLER OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER HAS HERETO CAUSED ITS CORPORATE SEAL TO BE AFFIXED AND THE SAME TO ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER(S) THERETO DULY AUTHORIZED

HSH-CHANDLER OWNER, LLC A DELAWARE LIMITED LIABILITY COMPANY

BY: HSH CADENCE PROPERTIES II, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ DATE: _____
JOHN N. WALSH, ITS AUTHORIZED REPRESENTATIVE

ACKNOWLEDGEMENT

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

KNOW ALL MEN BY THESE PRESENTS:

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:

MONTH, DAY _____ YEAR _____

ACKNOWLEDGEMENT

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

KNOW ALL MEN BY THESE PRESENTS:

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:

MONTH, DAY _____ YEAR _____

FINAL PLAT

OF

"CARINO COMMONS COMMERCIAL"

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

BASIS OF BEARING

THE BEARING OF N89°48'24"W ALONG THE MONUMENTED SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN. SEE MCR BOOK 868 PAGE 1, CARINO VILLAS CONDOMINIUM.

FLOOD PLAIN STATEMENT

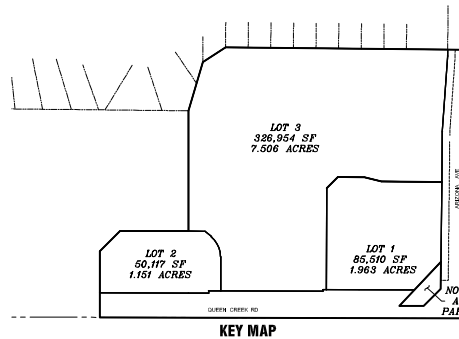
THE PROPERTY SHOWN HEREON, LIES WITHIN A ZONE X AREA (AREAS OF 0.2% CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. ACCORDING TO REVISED FEMA FLOOD INSURANCE RATE MAP NUMBER 04040, EFFECTIVE DATE NOVEMBER 4, 2015.

AREA

LOT 1: NET = 85,510 S.F. / 1.963 ACRES ~ GROSS:138,596 S.F. / 3.182 ACRES
LOT 2: NET = 50,117 S.F. / 1.151 ACRES ~ GROSS: 71,135 S.F. / 1.633 ACRES
LOT 3: NET = 326,954 S.F. / 7.506 ACRES ~ GROSS:372,553 S.F. / 8.553 ACRES
NOT A PART: 5,354 S.F. / 0.123 ACRES
TOTAL: 582,285 S.F. / 13.367 ACRES ~ 5,354 SF / 0.123 ACRES = 576,931 S.F. / 13.245 ACRES

REFERENCE DOCUMENTS

R1 BK 868 PG 1 MCR "FINAL PLAT OF CARINO VILLAS CONDOMINIUM"
R2 BK 513 PG 50 MCR "FINAL PLAT OF CARINO ESTATES PARCEL 4 & 5"



ACKNOWLEDGEMENT

STATE OF TEXAS }
COUNTY OF DALLAS } S.S.

KNOW ALL MEN BY THESE PRESENTS:

ON THIS _____ DAY OF _____, 20____,

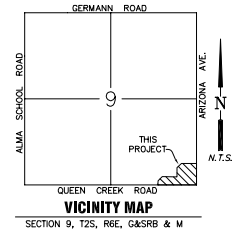
BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES:

MONTH, DAY _____ YEAR _____



OWNER

LOT 1:
ARIZONA CVS STORES, L.L.C.
ONE CVS DRIVE
WOONSOCKET, RHODE ISLAND 02895

LOT 2:

THE VILLAGE AT CARINO COMMONS, LLC
2733 N. POWER RD., STE. 102-613
MESA, AZ 85215
480-518-7439

LOT 3:

HSH-CHANDLER OWNER, LLC
200 CRESENT COURT, STE. 440
DALLAS, TEXAS 75201
800-801-7974

SURVEY 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.
- UNLESS NOTED OTHERWISE, A 1/2" REBAR WITH COP L.S. 25090 WILL BE SET OF EACH LOT CORNER AT THE COMPLETION OF MASS GRADING.
- IN EASEMENTS FOR 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.
- PRIVATE EASEMENTS MAY BE RELOCATED, TERMINATED, EXTENDED BY SEPARATE INSTRUMENT OR OTHERWISE MODIFIED SOLELY IN ACCORDANCE WITH THE TERMS AND CONDITIONS SET FORTH IN THE RECORDED DOCUMENTS ESTABLISHING SUCH EASEMENTS, AS THE SAME MAY BE AMENDED FROM TIME TO TIME.
- PRIVATE CROSS ACCESS EASEMENTS SHALL BE PROVIDED FOR POTABLE WATER LINES, SEWER LINES, FIRE LINES, ACCESS DRIVES, PEDESTRIAN ACCESS, PARKING AND STORM WATER DRAINAGE AND FACILITIES.
- 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.
- PUE IS CONTINUOUS ALONG RIGHT OF WAY FRONTAGE. AT LOCATIONS WHERE THE PUE CROSSES ANOTHER EASEMENT DEDICATED ON THIS PLAT, THE PUE SHALL REMAIN IN EFFECT

APPROVALS

THIS IS TO CERTIFY THAT IN MY OPINION ALL LOTS, PARCELS AND TRACTS SHOWN ON THIS PLAT CONFORMS TO GOOD LAND PLANNING POLICIES AND ARE SUITABLE FOR THE PURPOSE FOR WHICH THEY ARE PLATTED.

TRANSPORTATION & DEVELOPMENT 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 _____

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

BY: MAYOR _____ DATE _____

ATTEST: _____ DATE _____

CITY CLERK _____ DATE _____

CERTIFICATE OF SURVEY

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.

FIELD WORK COMPLETED IN NOVEMBER, 2017.

MICHAEL J. THOMPSON, RLS25090
HELIX ENGINEERING, LLC
3240 E UNION HILLS DR #113
PHOENIX, AZ 85050
mt@helixeng.com



C.O.C. LOG NO. PLT19-0046



Helix Engineering, LLC
Engineering / Surveying / Consulting
3240 E Union Hills
Suite 113
Phoenix AZ 85050
(602) 780-2616
www.helixeng.com

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TWO WORKING DAYS BEFORE YOU DIG.
CALL FOR THE BLUE STAKES
1-800-782-5348
BLUE STATE CENTER

RELEASE
DATE

REVISIONS		
NO.	DATE	
Δ		
Δ		
Δ		

PROJECT NAME
CARINO COMMONS COMMERCIAL
D16
QUEEN CREEK ROAD &
ARIZONA AVE,
CHANDLER, AZ 85286

PROJECT AREA
QUEEN CREEK RD & AZ AVE
HELIX JOB NUMBER
016
DRAWN BY: TDS
CHECKED BY: MJT
SHEET TITLE
FINAL PLAT FOR A PORTION
OF THE SE 1/4 OF SECTION 9
T2S, R5E, G. & S.R.B. & M.
SHEET PAGE
COVER 1 OF 2
PLOT SCALE: 1:1 @ 24"x36"; 1:2 @ 11"x17"

FINAL PLAT
OF
"CARINO COMMONS COMMERCIAL"

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH,
RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
CARINO VILLAS
MCR BK.508 PG.1
MARICOPA COUNTY, ARIZONA

LEGEND

- FOUND BRASS CAP OR AS NOTED.
- FOUND 1/2" REBAR AT PROPERTY CORNER OR AS NOTED,
- SET 1/2" IRON BAR & CAP, L.S. 25090 OR AS NOTED, TO BE SET AT COMPLETION OF MASS GRADING
- PROPERTY LINE LOT CORNER SET 1/2" WITH CAP RLS25090 (UNLESS OTHERWISE NOTED)
- SUBDIVISION BOUNDARY LINE
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY

NEW EASEMENT LINE TABLE		
NO.	BEARING	LENGTH
L1	S 89°48'25" E	26.94'
L2	N 00°07'05" E	24.01'
L3	S 89°48'24" E	20.01'
L4	S 00°11'56" W	24.01'
L5	S 89°48'24" E	129.53'
L6	N 00°11'53" E	4.00'
L7	S 89°48'24" E	94.91'
L8	N 00°11'56" E	6.09'
L9	S 89°48'24" E	6.00'
L10	S 00°11'56" W	6.09'
L11	N 00°11'56" E	6.00'
L12	S 89°48'19" E	31.00'
L13	S 00°11'56" W	6.00'
L14	S 89°48'24" E	54.78'
L15	N 89°24'16" W	22.01'
L16	S 00°35'28" W	25.60'
L17	S 89°24'32" E	21.48'
L18	S 00°35'45" W	35.98'

Helix Engineering, LLC
Engineering / Surveying / Consulting

3240 E Union Hills
Suite 113
Phoenix, AZ 85050
(602) 788-2616
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1-800-782-5348
BLUE STAKE CENTER

RELEASE	
DATE	

REVISIONS	
NO.	DATE

PROJECT NAME

CARINO COMMONS COMMERCIAL

016

QUEEN CREEK ROAD &
ARIZONA AVE,
CHANDLER, AZ 85286

PROJECT AREA

QUEEN CREEK RD & AZ AVE

HELIX JOB NUMBER

016

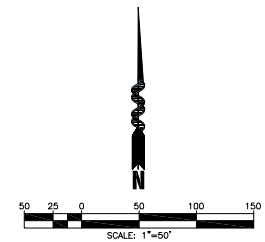
SHEET TITLE

FINAL PLAT FOR A PORTION
OF THE SE 1/4 OF SECTION 9
T2S, R5E, G. & S.R.B. & M.

SHEET

2 OF 2

PLOT SCALE: 1:1 @ 24"x36"; 1:2 @ 11"x17"



C.O.C. LOG NO. PLT19-0046