

Jan 06, 2022 4:26pm S:\Projects\2020\20-0791\Land Survey\Drawings\Final Re-Plat\20-0791 RE-Plat.dwg tpotonentis

CHANDLER CROSSING 2ND AMENDED

A REPLAT OF LOTS 1A THROUGH 4A CHANDLER CROSSING AMENDED,
AS RECORDED IN BOOK 1572 OF MAPS, PAGE 16, BEING A REPLAT OF
CHANDLER CROSSING, AS RECORDED IN BOOK 1283 OF MAPS, PAGE 13, BEING A REPLAT
OF SHOPPES AT CHANDLER HEIGHTS, AS RECORDED IN BOOK 1018 OF MAPS, PAGE 46,
MARICOPA COUNTY RECORDS, AND ALSO LOCATED WITHIN
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF
THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THE SHOPPES AT CHANDLER HEIGHTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY PUBLISHES THIS PLAT OF "CHANDLER CROSSING 2ND AMENDED", A REPLAT OF LOTS 1A THROUGH 4A CHANDLER CROSSING AMENDED, AS RECORDED IN BOOK 1572 OF MAPS, PAGE 16, BEING A REPLAT OF CHANDLER CROSSING, AS RECORDED IN BOOK 1283 OF MAPS, PAGE 13, BEING A REPLAT OF SHOPPES AT CHANDLER HEIGHTS, AS RECORDED IN BOOK 1018 OF MAPS, PAGE 46, MARICOPA COUNTY RECORDS, AND ALSO LOCATED WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS PLATTED HEREON, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE STREETS, LOTS, TRACTS AND EASEMENTS CONSTITUTING THE SAME AND THAT EACH STREETS, LOTS AND TRACTS SHALL BE KNOWN BY THE NAME, NUMBER, AND LETTER GIVEN TO EACH RESPECTIVELY.

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 HEREBY DEDICATES TO ALL APPLICABLE UTILITIES, SERVICE PROVIDERS AND THE CITY OF CHANDLER PUBLIC UTILITY EASEMENTS FOR THE BENEFIT OF PUBLIC UTILITIES, AND ARE LOCATED WHERE SHOWN, IN, OVER, AND UNDER THE AREAS DESIGNATED AS SUCH HEREON, FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF NECESSARY UTILITIES. SUCH PUBLIC UTILITIES SHALL BE AND REMAIN RESPONSIBLE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE AND REPAIR OF THEIR UTILITY FACILITIES.

OWNER HEREBY DEDICATES, GRANTS AND CONVEYS RIGHTS OF INGRESS AND EGRESS FOR ALL EMERGENCY VEHICLES, GOVERNMENT VEHICLES AND/OR TRASH REMOVAL VEHICLES OVER AND ACROSS LOT 1A THROUGH 4A TO THE CITY OF CHANDLER AS DESIGNATED ON THIS PLAT.

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

IN WITNESS WHEREOF: THE SHOPPES AT CHANDLER HEIGHTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURES OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2022.

BY: THE SHOPPES AT CHANDLER HEIGHTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

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

ON THIS _____ DAY OF _____, 2022, 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: _____, 20__.

LIEN HOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED A BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN DOCUMENT NO. 2015-0876480, THEREATER PARTIAL RELEASE AND PARTIAL RECONVEYANCE OF DEED OF TRUST PER DOCUMENT NO. 2016-0389620, THEREAFTER MODIFICATION AGREEMENT AMENDING DEED OF TRUST PER DOCUMENT NO. 2016-0483911, THEREAFTER COLLATERAL ASSIGNMENT OF DECLARANT'S RIGHTS PER DOCUMENT NO. 2016-0483912 AND THEREAFTER SECOND MODIFICATION AGREEMENT AMENDING DEED OF TRUST PER DOCUMENT NO. 2017-0453638, RECORDS OF MARICOPA COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS, AND APPROVES THIS PLAT, THE DECLARATION OF RESTRICTION RECORDED CONCURRENTLY HERewith, AND EACH AND EVERY DEDICATION CONTAINED HEREIN.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SIGNED THEIR NAMES THIS _____ DAY OF _____, 2022.

BY: _____

ITS: _____

ACKNOWLEDGMENT

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

ON THIS _____ DAY OF _____, 2022, 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: _____, 20__.

SHEET INDEX

SHEET 1 - COVER SHEET
SHEET 2-3 - PLAN SHEET

SURVEYOR:

CONSULTANT:
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: ROBERT A. JOHNSTON, RLS

LEGAL DESCRIPTION

LOTS 1 THROUGH 4 OF CHANDLER CROSSING, ACCORDING TO THE PLAT RECORDED IN BOOK 1283 OF MAPS, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA.

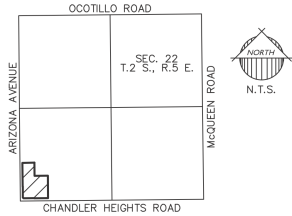
BASIS OF BEARINGS

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH RANGE 5 EAST.

BASIS OF BEARINGS = N00°33'08"E (PER FINAL PLAT OF CHANDLER CROSSING AS RECORDED THEREOF IN BOOK 1283 OF MAPS, PAGE 13, MCR.)

BENCHMARK

CITY OF CHANDLER DATUM POINT NUMBER 50A
NAVD 88 ELEV= 1210.67'
SECTION 21, T2S, R5E, 3" CITY OF CHANDLER BRASS CAP IN CONCRETE, FLUSH, AT THE POINT OF CURVATURE ON SUNLAND DRIVE; 1200' WEST OF ARIZONA AVENUE AND 800' NORTH OF CHANDLER HEIGHTS ROAD, ACROSS FRO SOUTH ENTRY TO SCHOOL.



VICINITY MAP

GROSS/NET LOT AREAS:

LOT 1A: GROSS: 20,860 S.F. OR 0.4789 AC. NET: 20,860 S.F. OR 0.4789 AC.
LOT 2A: GROSS: 28,675 S.F. OR 0.6583 AC. NET: 28,675 S.F. OR 0.6583 AC.
LOT 3A: GROSS: 49,615 S.F. OR 1.1390 AC. NET: 36,438 S.F. OR 0.8365 AC.
LOT 4A: GROSS: 99,716 S.F. OR 2.2892 AC. NET: 99,716 S.F. OR 2.2892 AC.
LOT 5A: GROSS: 31,091 S.F. OR 0.7138 AC. NET: 31,091 S.F. OR 0.7138 AC.
LOT 6A: GROSS: 28,294 S.F. OR 0.6495 AC. NET: 28,294 S.F. OR 0.6495 AC.
LOT 7A: GROSS: 329,733 S.F. OR 7.5696 AC. NET: 212,364 S.F. OR 4.8752 AC.
LOT 8A: GROSS: 23,948 S.F. OR 0.5498 AC. NET: 23,948 S.F. OR 0.5498 AC.
LOT 9A: GROSS: 29,662 S.F. OR 0.6809 AC. NET: 29,662 S.F. OR 0.6809 AC.
LOT 10A: GROSS: 23,371 S.F. OR 0.5365 AC. NET: 23,371 S.F. OR 0.5365 AC.
LOT 11A: GROSS: 18,652 S.F. OR 0.4282 AC. NET: 18,652 S.F. OR 0.4282 AC.
LOT 12A: GROSS: 25,084 S.F. OR 0.5758 AC. NET: 25,084 S.F. OR 0.5758 AC.

GENERAL NOTES

- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS. 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 ALLOWED.
- 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.
- 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 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.
- THE LOT OWNERS AND/OR PROPERTY OWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR ALL WORK AND COSTS ASSOCIATED WITH THE MAINTENANCE AND/OR RELOCATION OF SIGNS AND/OR SITE WALLS LOCATED IN DEDICATED CITY SEWER EASEMENTS IF FUTURE CONFLICTS OCCUR DURING THE MAINTENANCE AND/OR REPLACEMENT OF PUBLIC LINES OR FACILITIES.
- THE COMMON AREA OF THE PROJECT, AS DEFINED IN DOC NO. 2016-0005615, MARICOPA COUNTY RECORDS, IS ENCUMBERED BY EASEMENTS FOR PARKING, PEDESTRIAN AND VEHICULAR TRAFFIC OF OWNERS, OCCUPANTS AND USERS, INGRESS AND EGRESS, PUBLIC AND PRIVATE UTILITIES, DELIVERY AND SERVICE TRUCKS AND VEHICLES, AND OTHER USES. SEE DOCUMENT FOR PARTICULARS.
- A SURVEY MARKER, (1/2" REBAR W/CAP #37495) WILL BE SET FOR THE PROPERTY CORNERS OF ALL LOTS AT COMPLETION OF MASS GRADING.
- 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 EASEMNTS.

CERTIFICATION

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.

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 _____

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA, THIS _____ DAY OF _____, 2022.

BY: _____
MAYOR _____ DATE _____

ATTEST: _____
CITY CLERK _____ DATE _____

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.

LAND SURVEYOR: ROBERT A. JOHNSTON, R.L.S. NO. 37495
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201

OWNER

THE SHOPPES AT CHANDLER HEIGHTS, LLC
3002 N. CAMPBELL AVENUE, SUITE #200
TUCSON, ARIZONA 85719
C/O STUART RAYBURN, PE
TEL: 480.598.0270
EMAIL: STU@RCCDESIGNGROUP.COM

CHANDLER CROSSING 2ND AMENDED

CHANDLER, ARIZONA

Re-Plat of

Project:

Revisions:

Designer: RAJ
Drawn by: TJP



Job No.
20-0791
FP01
Sheet No.
1
of 3

C.O.C. LOG NO. PLT21-0056

CHANDLER CROSSING 2ND AMENDED

A REPLAT OF LOTS 1A THROUGH 4A CHANDLER CROSSING AMENDED,
AS RECORDED IN BOOK 1572 OF MAPS, PAGE 16, BEING A REPLAT OF
CHANDLER CROSSING, AS RECORDED IN BOOK 1283 OF MAPS, PAGE 13, BEING A REPLAT
OF SHOPPES AT CHANDLER HEIGHTS, AS RECORDED IN BOOK 1018 OF MAPS, PAGE 46,
MARICOPA COUNTY RECORDS, AND ALSO LOCATED WITHIN
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF
THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°33'05"E	7.49'
L2	S89°26'52"E	42.50'
L3	N00°33'08"E	20.00'
L4	S89°26'52"E	46.77'
L5	S89°39'28"E	46.08'

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1A	20,860	0.4789
2A	28,675	0.6583
3A	36,438	0.8365
4A	99,716	2.2892
5A	31,091	0.7138
6A	28,294	0.6495
7A	212,364	4.8752
8A	23,948	0.5498
9A	29,662	0.6809
10A	23,371	0.5365
11A	18,652	0.4282
12A	25,084	0.5758

1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS GROUP

CHANDLER CROSSING 2ND AMENDED

Re-Plat of

LEGEND

- SECTION CORNER AS NOTED MONUMENT AS NOTED OR TO BE SET

M.C.R. MARICOPA COUNTY RECORDER

R/W RIGHT OF WAY

PUE PUBLIC UTILITY EASEMENT

BSE BUS SHELTER EASEMENT

DE DRAINAGE EASEMENT

SE SEWER EASEMENT

SWE SIDEWALK EASEMENT

VNAE VEHICULAR NON ACCESS EASEMENT

LSL LANDSCAPE SETBACK LINE

BSL BUILDING SETBACK LINE

DOC DOCUMENT

DKT DOCKET

BK BOOK

PG PAGE

T TOWNSHIP

R RANGE

N NORTH

E EAST

S SOUTH

W WEST

BOUNDARY LINE

PROPERTY LINE

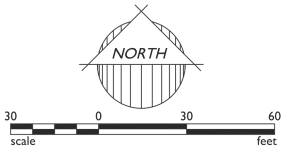
CENTER LINE

EASEMENT LINE

ADJACENT PROPERTY LINE

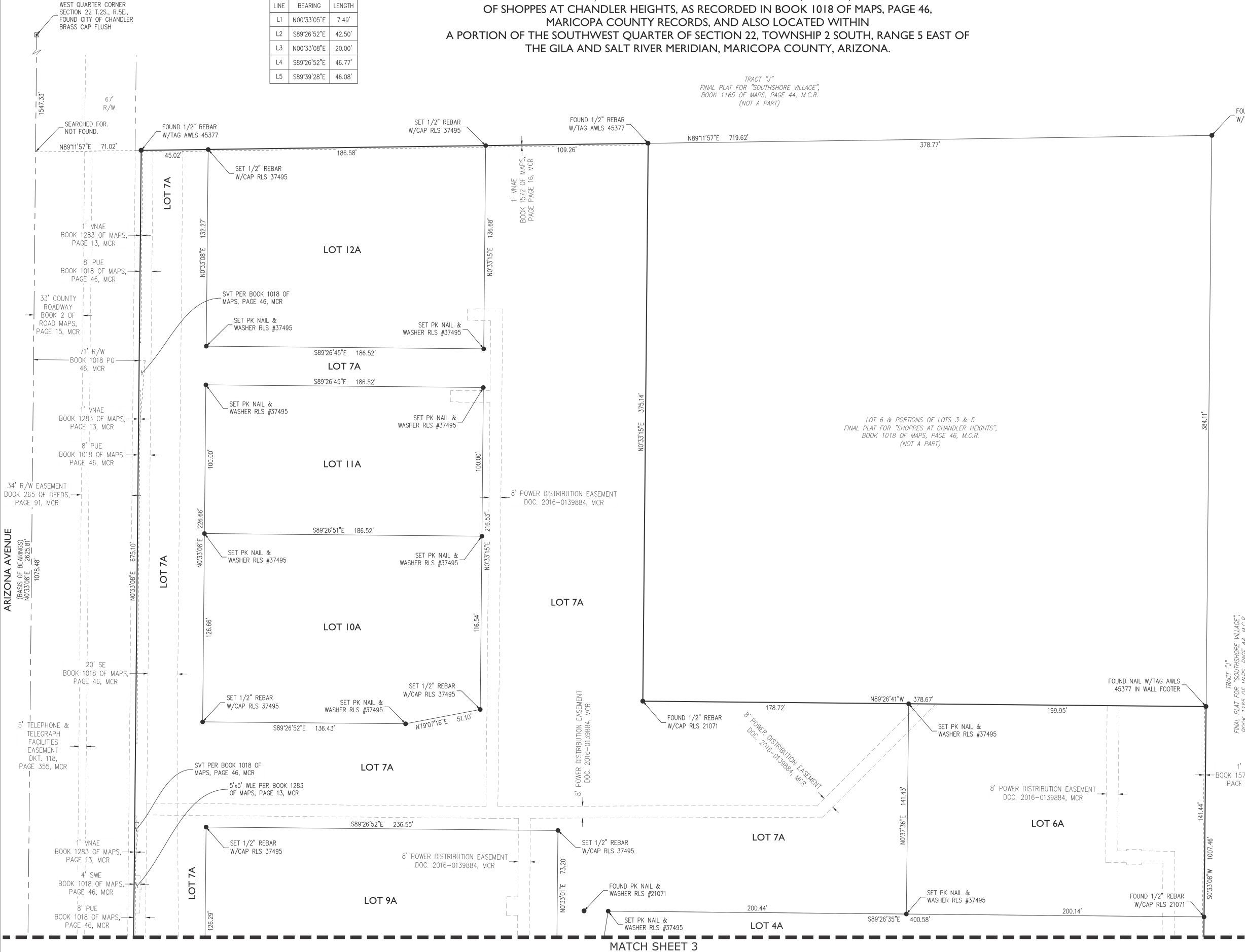
EASEMENT NOTES:

- SUBJECT TO AN EASEMENT TO SOUTHWEST GAS, 8' WIDE PER DOC. NO. 2008-1034629, MCR. LOCATION UNDEFINED.
- SUBJECT TO AN EASEMENT TO SOUTHWEST GAS, 8' WIDE PER DOC. NO. 2016-0223210, MCR. LOCATION UNDEFINED.
- SUBJECT TO AN EASEMENT ACROSS THE SUBJECT PROPERTY FOR EXISTING QWEST COMMUNICATION FACILITIES PER DOC. NO. 2009-0012810 MCR. SEE DOCUMENT FOR PARTICULARS.
- SUBJECT TO A TEMPORARY CONSTRUCTION EASEMENT FOR MEDIAN IMPROVEMENTS PER DOC. NO. 2016-0356819, MCR. LOCATION UNDEFINED.



Jan 06, 2022 4:27pm S:\Projects\2020\20-0791\Land Survey\Draws\Final Re-Plat\20-0791 RE-PLAT.dwg

ARIZONA AVENUE
(BASIS OF BEARINGS)
N03°30'08"E 2625.81'



Revisions:	

Designer: RAJ

Drawn by: TJP



Job No.
20-0791

FP02

Sheet No.
2
of 3

C.O.C. LOG NO. PLT21-0056

A REPLAT OF LOTS 1A THROUGH 4A CHANDLER CROSSING AMENDED,
AS RECORDED IN BOOK 1572 OF MAPS, PAGE 16, BEING A REPLAT OF
CHANDLER CROSSING, AS RECORDED IN BOOK 1283 OF MAPS, PAGE 13, BEING A REPLAT
OF SHOPPES AT CHANDLER HEIGHTS, AS RECORDED IN BOOK 1018 OF MAPS, PAGE 46,
MARICOPA COUNTY RECORDS, AND ALSO LOCATED WITHIN
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF
THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

