

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

NEW VILLAGE HOMES, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "OLD STONE RANCH PHASE 4", A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISH THIS FINAL PLAT AS AND FOR THE PLAT OF SAID "OLD STONE RANCH PHASE 4" AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT, TRACT, EASEMENT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID FINAL PLAT.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS 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.

EMERGENCY VEHICULAR ACCESS EASEMENT ACROSS THE PROPERTY IS DEDICATED TO THE CITY OF CHANDLER.

RIGHT-OF-WAY IS DEDICATED TO THE CITY OF CHANDLER AS SHOWN ON THIS PLAT.

ALL PROPERTY, AMENITIES AND FACILITIES PROPOSED TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION ARE HEREWITH PLATTED AS COMMON PROPERTY.

TRACTS "A", "B", C, AND "D" ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE OLD STONE RANCH COMMUNITY ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

TRACT "E" IS HEREBY DECLARED A PRIVATE STREET FOR INGRESS/EGRESS TO AND FROM EACH LOT BY THE OWNER THEREOF AND ITS INVITEES, CONTRACTORS, EMPLOYEES, AGENTS, AND GUEST.OWNER GRANTS TO THE CITY OF CHANDLER AN EASEMENT OVER, UNDER, THROUGH AND ACROSS TRACT "E" FOR (1) THE INSTALLATION, OPERATION AND FURNISHING OF MAINTENANCE OF PUBLIC UTILITY LINES AND FACILITIES, INCLUDING, WITHOUT LIMITATION, ELECTRICITY, GAS, TELEPHONE, CABLE TV, PUBLIC WATER AND PUBLIC SEWER LINES, AND (2) INGRESS AND EGRESS FOR THE OPERATION AND MAINTENANCE OF SUCH UTILITIES, AND FOR TRASH REMOVAL.A BLANKET EMERGENCY VEHICULAR ACCESS EASEMENT, DRAINAGE EASEMENT, PEDESTRIAN ACCESS EASEMENT AND VEHICULAR ACCESS EASEMENT IS HEREBY DEDICATED TO THE CITY OF CHANDLER OVER TRACT "E".

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE OLD STONE RANCH COMMUNITY ASSOCIATION OR ABUTTING PROPERTY OWNER.

THE MAINTENANCE OF LANDSCAPING WITHIN ALL TRACTS SHALL BE THE RESPONSIBILITY OF THE OLD STONE RANCH COMMUNITY ASSOCIATION, AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. ALL TRACTS SHALL BE IMPROVED IN ACCORDANCE WITH APPROVED PLANS AND DEEDED TO THE OLD STONE RANCH COMMUNITY ASSOCIATION AFTER PLAT RECORDATION.

IN WITNESS WHEREOF: NEW VILLAGE HOMES, AS OWNER, HAS HEREUNTO CAUSED THEIR NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE OFFICER LISTED BELOW, THEREUNTO DULY AUTHORIZED.

NEW VILLAGE HOMES

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA

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: _____

LIEN HOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN DKT. NO. _____, RECORDS OF MARICOPA COUNTY RECORDER, 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 } S.S.
COUNTY OF MARICOPA

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.

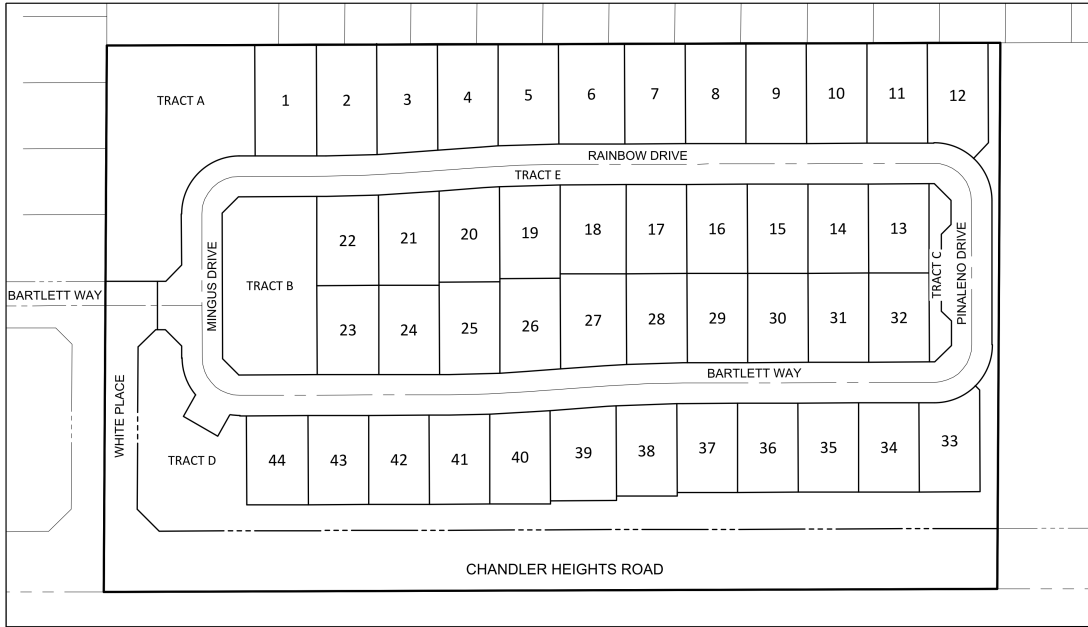
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____

FINAL PLAT
OLD STONE RANCH PHASE 4

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH,
RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.



SHEET INDEX

- 1 COVER, NOTES, DEDICATION, SITE DATA, BASIS OF BEARINGS, CERTIFICATIONS, LEGAL DESCRIPTION.
2 LOT AREA, TRACT AREA & USAGE TABLES, LINE & CURVE TABLES, FINAL PLAT PLAN SHEET.

SITE DATA

ZONING:	EXISTING: RU-43 PROPOSED: PAD (SINGLE FAMILY RESIDENTIAL)
NUMBER OF LOTS	44
GROSS AREA	402,887 SQ.FT. OR 9.2490 ACRES, MORE OR LESS
NET AREA	350,356 SQ.FT. OR 8.0431 ACRES, MORE OR LESS
MINIMUM LOT AREA	4,455 SQ.FT. OR 0.1023 ACRES, MORE OR LESS
MAXIMUM LOT AREA	5,656 SQ.FT. OR 0.1298 ACRES, MORE OR LESS
AVERAGE LOT AREA	4,735 SQ.FT. OR 0.1087 ACRES, MORE OR LESS

BASIS OF BEARINGS

SOUTH 89 DEGREES 49 MINUTES 26 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO BOOK 993 OF MAPS, PAGE 25, M.C.R..

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 2/7/22
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 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 _____ 2022.

BY: _____ MAYOR DATE

ATTEST: _____ CITY CLERK DATE

DATE: 2/7/22	
PROJ NO: 050899-01	
TASK NUM: 001	
DRAWN BY: TL	
CHECKED: DT	
QUALITY: NL	
CLIENT NO:	
SCALE N.T.S.	

C.O.C. LOG NO.: PLT21-0047

FINAL PLAT
OLD STONE RANCH PHASE 4
CHANDLER, ARIZONA

Bowman

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www.bowman.com

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DATE: 2/7/22
PROJ NO: 050899-01
TASK NUM: 001
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SCALE N.T.S.
1 OF 2

