

DWG: P:\2021\0000-0000\021-0044-8\6-Design\New\PLAT_8210314.dwg USER: rrianon
DATE: JAN 20, 2022 11:16am PLOT: 25800-25800-0000000344

SCHEELS ALL SPORTS

A REPLAT OF LOT 1 AND LOT 6 OF THE FINAL PLAT OF CHANDLER FASHION CENTER
(BOOK 586, PAGE 10, M.C.R.) A PART OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 4
EAST OF GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION:

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT TWC CHANDLER LLC, A DELAWARE LIMITED LIABILITY COMPANY AND MACERICH NB CHANDLER LLC, A
DELAWARE LIMITED LIABILITY COMPANY, AS OWNERS, HAVE RESUBDIVIDED UNDER THE NAME "SCHEELS ALL
SPORTS",

A REPLAT OF LOT 1 AND LOT 6, CHANDLER FASHION CENTER, ACCORDING TO BOOK 586 OF MAPS, PAGE 10,
RECORDS OF MARICOPA COUNTY, ARIZONA, BEING LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF
SECTION 36, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS
AND FOR THE PLAT OF "PLAT FOR SCHEELS ALL SPORTS" AND HEREBY DECLARES THAT THIS SAID PLAT SETS
FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, AND EASEMENT CONSTITUTING SAME AND
THAT EACH LOT, AND EASEMENT SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY
AS SHOWN ON THIS 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.

EASEMENTS TO BE DEDICATED AND VACATED OR ABANDONED TO AND BY THE CITY OF CHANDLER AS SHOWN
UPON THIS PLAT.

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

IN WITNESS WHEREOF, TWC CHANDLER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS
HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE
UDERSIGNED OFFICER,

THEREUNTO DULY AUTHORIZED THIS ____ DAY OF _____, 2022.

BY: TWC - CHANDLER LLC, AN ARIZONA LIMITED LIABILITY COMPANY,

BY: GARRETT NEWLAND

TITLE: SENIOR VICE PRESIDENT

IN WITNESS WHEREOF, MACERICH NB CHANDLER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER,
HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE
UDERSIGNED OFFICER,

THEREUNTO DULY AUTHORIZED THIS ____ DAY OF _____, 2022.

BY: MACERICH NB CHANDLER LLC, A DELAWARE LIMITED LIABILITY COMPANY,

BY: GARRETT NEWLAND

TITLE: SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

THIS PLAT FOR SCHEELS ALL SPORTS, A REPLAT OF LOT 1 AND LOT 6 OF THE FINAL PLAT OF CHANDLER
FASHION CENTER(BOOK 586, PAGE 10, M.C.R.), A PART OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 4
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DATED
JANUARY 20, 2022, WAS ACKNOWLEDGED THIS ____ DAY OF _____, 2022, BY
_____, THE _____ OF MACERICH NB CHANDLER LLC, A DELAWARE LIMITED LIABILITY
COMPANY, ON BEHALF OF SAID ENTITY.

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT:

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

THIS PLAT FOR SCHEELS ALL SPORTS, A REPLAT OF LOT 1 AND LOT 6 OF THE FINAL PLAT OF CHANDLER
FASHION CENTER(BOOK 586, PAGE 10, M.C.R.), A PART OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 4
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DATED
JANUARY 20, 2022, WAS ACKNOWLEDGED THIS ____ DAY OF _____, 2022, BY
_____, THE _____ OF MACERICH NB CHANDLER LLC, A DELAWARE LIMITED
LIABILITY COMPANY, ON BEHALF OF SAID ENTITY.

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 FEE NO.
2019-0485536, 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: METLIFE REAL ESTATE LENDING LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ DATE _____

(SIGNATURE OF BENEFICIARY)

TITLE: _____

ACKNOWLEDGEMENT:

STATE OF ARIZONA)
) SS
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: _____

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.

BY: _____ DATE _____

DEVELOPMENT SERVICES DIRECTOR

THIS IS TO CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE CITY CODE HAVE BEEN
COMPLIED WITH AND THAT THIS PLAT IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED
WATER SUPPLY PURSUANT TO SECTION 45-576, ARIZONA REVISED STATUTES.

BY: _____ DATE _____

CITY ENGINEER

BY ACCEPTANCE OF THIS PLAT, THE CITY OF CHANDLER AGREES TO THE VACATION OR ABANDONMENT OF THE
EASEMENT DESCRIBED OR SHOWN HEREON BEING VACATED OR ABANDONED.

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA

THIS ____ DAY OF _____, 2022

BY: _____ DATE _____

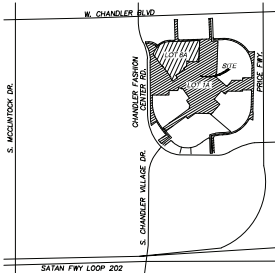
MAYOR

ATTEST: _____ DATE _____

CITY CLERK

VICINITY MAP

N.T.S.



DEVELOPER / OWNERSHIP INFORMATION:

LOT 1 (A.P.N. 301405-882):
TWC CHANDLER LLC, A DELAWARE LIMITED LIABILITY COMPANY

LOT 6 (A.P.N. 301405-887):
MACERICH NB CHANDLER LLC, A DELAWARE LIMITED LIABILITY COMPANY

LOT AREAS:

LOT 1A 1,708,702.05 SQUARE FEET OR 39.226 ACRES, MORE OR LESS.
LOT 6A 497,533.60 SQUARE FEET OR 11.422 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

- ALL BEARINGS AND DISTANCES REPORTED ON THIS SURVEY ARE MEASURED TO THE MONUMENTS
FOUND OR SET AS SHOWN, UNLESS OTHERWISE NOTED.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2-INCH REBAR OR PK-NAIL WITH CAP, TAG OR
OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR
RESPONSIBLE FOR THEIR PLACEMENT.
- THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE
FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO.
04013C2720L, PANEL 2720 OF 4425, WITH A MAP REVISION DATE OF 10/16/2013.
- 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 ARE ALLOWED.
- VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL STRUCTURE, MOUND OR LANDSCAPING
(MATURE) OVER 24 INCHES IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT EXCEPT
TREES TRIMMED TO NOT LESS THAN 6 FEET ABOVE THE GROUND. TREES SHALL BE SPACED NOT
LESS THAN 8 FEET APART.
- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES,
AND DRIVEWAYS.
- THERE ARE BEARING CALLS ALONG COMMON LINES AND CHORDS WITHIN THE LEGAL DESCRIPTION OF
THIS LOT 6A THAT ARE INVERTED OR REVERSED ACCORDING TO THE LEGAL DESCRIPTION OF LOT 1A
AND THE TABLES SHOWN ON SHEET #6. THE CALLS WITHIN THE LEGAL DESCRIPTION OF LOT 6A
FOLLOW A CLOCKWISE COURSE OF DIRECTION, BUT ARE ALSO DESCRIBED IN A CLOCKWISE
DIRECTION WITHIN THE LEGAL DESCRIPTION OF LOT 1A AND SAID TABLES.

BASIS OF BEARINGS:

BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF
SECTION 36, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN
BEING MONUMENTED AT THE NORTH QUARTER CORNER OF SAID SECTION 36 BY A CITY OF CHANDLER
BRASS CAP IN A HANDHOLE, AND BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION
36 BY AN ARIZONA HIGHWAY DIVISION BRASS CAP IN A HANDHOLE, HAVING MEASURED BETWEEN SAID
MONUMENTS A BEARING OF NORTH 88°01'07" EAST, AND A DISTANCE OF 2671.84 FEET.

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.

WILLIAM D. ZIEGLER, R.L.S. 64347
EXPIRATION DATE: 6/30/2023
7878 N 16TH STREET, STE 105
PHOENIX, AZ 85020
602.748.1000

olsson

7878 N. 16th Street, Suite 105
Phoenix, AZ 85020-6282

TEL 602.748.1000
www.olson.com

REVISION DESCRIPTION

DATE

REV. NO.

SCHEELS ALL SPORTS

A REPLAT OF LOT 1 AND LOT 6 OF THE FINAL PLAT OF
CHANDLER FASHION CENTER (BOOK 586, PAGE 10, M.C.R.)

MARICOPA COUNTY, ARIZONA

2022

drawn by: DAB
designed by: DAB 1/20/22
checked by: DAB 1/20/22
project no.: 021-000146
date: 01-20-2022

SHEET
1 of 6

C.O.C. Log No. PLT21-0062

WG: C:\Temp\AcPublish_22868\V_PPLAT_B2105344.dwg USER: bziegler
DATE: Jan 21, 2022 4:02pm XREFS: V_ALL_POINTS_A2105344 V_XBNDY_REPLAT_B2105344

LOT 1A:

Being a portion of Lot 1 and a portion of Lot 6, of the Final Plat for Chandler Fashion Center, according to the plat recorded in Book 586 of Maps, Page 10, records of Maricopa County, Arizona and more particularly described as follows:

1. THENCE departing said North-South mid-section line along a non-tangent curve concave to the Northeast, having a radius of 49.42 feet, a chord bearing South 84°50'16" East, and a chord length of 28.09 feet, through a central angle of 33°07'07", an arc distance of 28.48 feet to a point marking the beginning of a tangent curve concave to the Southwest, having a radius of 216.59 feet, a chord bearing South 74°00'S50" East, and a chord length of 198.22 feet;
2. THENCE along said curve concave to the Southwest, through a central angle of 54°27'59", an arc distance of 205.81 feet;
3. THENCE South 46°52'39" East, a distance of 5.98 feet to a point marking the beginning of a tangent curve concave to the Northeast, having a radius of 24.42 feet, a chord bearing South 88°13'50" East, and a chord length of 32.27 feet to the corner of the aforementioned lot, and also marking the point of beginning of a tangent curve concave to the Southwest, having a radius of 216.59 feet, a chord bearing South 74°00'S50" East, and a chord length of 198.22 feet;

THENCE along the boundary lines of the aforementioned Lot 1 the following ninety-eight (103) courses

1. THENCE along said curve concave to the Northeast, through a central angle of 82°42'01", an arc distance of 35.25 feet to a point marking the beginning of a tangent curve concave to the Southeast, having a radius of 400.58 feet, a chord bearing North 89°08'58" East, and a chord length of 257.22 feet, also marking a corner of this Lot 1A;
2. THENCE along said curve concave to the Southeast, through a central angle of 37°27'16", an arc distance of 261.86 feet to a point marking a corner of this Lot 1A;
3. THENCE North 87°52'36" East, a distance of 88.16 feet to a point marking the beginning of a tangent curve concave to the Northeast, having a radius of 24.42 feet, a chord bearing North 42°58'19" East, and a chord length of 34.48 feet, also marking a corner of this Lot 1A;
4. THENCE along said curve concave to the Northwest, through a central angle of 89°48'34", an arc distance of 38.28 feet to a point marking a corner of this Lot 1A;
5. THENCE North 01°55'58" West, a distance of 381.99 feet to a point marking the beginning of a tangent curve concave to the Southwest, having a radius of 24.42 feet, a chord bearing North 22°2'06" West, and a chord length of 17.12 feet, also marking a corner of this Lot 1A;
6. THENCE along said curve concave to the Southwest, through a central angle of 41°02'38", an arc distance of 17.49 feet to a point along the South line of a 75 foot wide road right-of-way for Chandler Boulevard, according to the aforementioned Final Plat for Chandler Fashion Center, marking a corner of this Lot 1A;
7. THENCE along said right-of-way line for Chandler Boulevard North 88°04'07" East, a distance of 71.56 feet to a point marking the beginning of a non-tangent curve concave to the Southeast, having a radius of 149.42 feet, a chord bearing South 74°41'46" West, and a chord length of 50.20 feet, also marking a corner of this Lot 1A;
8. THENCE departing said right-of-way line for Chandler Boulevard, along said curve concave to the Southeast, through a central angle of 19°20'27", an arc distance of 50.44 feet to a point marking a corner of this Lot 1A;
9. THENCE North 01°55'58" East, a distance of 348.14 feet to a point marking the beginning of a tangent curve concave to the Northeast, having a radius of 24.42 feet, a chord bearing North 87°01'41" East, and a chord length of 34.59 feet, also marking a corner of this Lot 1A;
10. THENCE along said curve concave to the Northeast, through a central angle of 89°11'26", an arc distance of 38.44 feet to a point marking a corner of this Lot 1A;
11. THENCE North 87°52'36" East, a distance of 603.44 feet to a point marking the beginning of a tangent curve concave to the Northeast, having a radius of 24.42 feet, a chord bearing North 42°58'19" East, and a chord length of 34.48 feet, also marking a corner of this Lot 1A;
12. THENCE along said curve concave to the Northeast, through a central angle of 89°48'34", an arc distance of 34.28 feet to a point marking a corner of this Lot 1A;
13. THENCE North 01°55'58" West, a distance of 379.63 feet to a point marking the beginning of a tangent curve concave to the Southwest, having a radius of 24.42 feet, a chord bearing North 22°2'14" West, and a chord length of 17.05 feet, also marking a corner of this Lot 1A;
14. THENCE along said curve concave to the Southwest, through a central angle of 40°51'26", an arc distance of 17.41 feet to a point along the South line of the aforementioned right-of-way line for Chandler Boulevard, marking a corner of this Lot 1A;
15. THENCE along said South line North 88°04'07" East, a distance of 44.03 feet to a point marking a corner of this Lot 1A;
16. THENCE departing said South line South 01°55'58" East, a distance of 468.39 feet to a point marking a corner of this Lot 1A;
17. THENCE North 87°52'36" East, a distance of 135.52 feet to a point marking a corner of this Lot 1A;
18. THENCE South 02°16'46" West, a distance of 696.66 feet to a point marking a corner of this Lot 1A;
19. THENCE South 63°20'13" West, a distance of 21.49 feet to a point marking a corner of this Lot 1A;
20. THENCE South 11°46'46" West, a distance of 55.42 feet to a point marking a corner of this Lot 1A;
21. THENCE South 49°13'14" East, a distance of 262.33 feet to a point marking a corner of this Lot 1A;
22. THENCE South 59°13'14" East, a distance of 30.48 feet to a point marking a corner of this Lot 1A;
23. THENCE North 89°59'43" East, a distance of 151.15 feet to a point marking a corner of this Lot 1A;
24. THENCE South 89°59'43" East, a distance of 221.79 feet to a point marking a corner of this Lot 1A;
25. THENCE North 00°00'17" East, a distance of 56.00 feet to a point marking a corner of this Lot 1A;
26. THENCE South 89°59'43" East, a distance of 187.44 feet to a point marking a corner of this Lot 1A;

27. THENCE North 01°22'29" East, a distance of 195.36 feet to a point marking the beginning of a tangent curve concave to the Southwest, having a radius of 576.00 feet, a chord bearing North 45°22'29" West, and a chord length of 839.07 feet, also marking a corner of this Lot 1A;

- THENCE along said curve concave to the Southwest, through a central angle of 93°52'50", an arc distance of 939.94 feet to a corner of this Lot 1A;
29. THENCE North 78°52'36" West, a distance of 20.91 feet to a point marking a corner of this Lot 1A;
30. THENCE North 01°55'58" West, a distance of 49.08 feet to a point marking the beginning of a non-tangent curve concave to the Northeast, having a radius of 24.42 feet, a chord bearing South 87°01'41" East, and a chord length of 34.59, also marking a corner of this Lot 1A;
31. THENCE along said concave curve to the Northeast, through a central angle of 90°11'26", an arc distance of 38.44 feet to a point marking a corner of this Lot 1A;
32. THENCE North 78°52'36" East, a distance of 176.71 feet to a point marking the beginning of a tangent curve concave to the Southwest, having a radius of 600.58 feet, a chord bearing South 62°51'24" East, and a chord length of 587.21 feet, also marking a corner of this Lot 1A;
33. THENCE along said curve concave to the Southwest, through a central angle of 58°31'59", an arc distance of 613.55 feet to a point marking the beginning of a curve concave to the Northeast, having a radius of 24.42 feet, a chord bearing South 83°13'58" East, and a chord length of 24.16 feet, also marking a corner of this Lot 1A;
34. THENCE along said curve concave to the Northeast, through a central angle of 59°17'08", an arc distance of 25.27 feet to a point marking the beginning of a curve concave to the Southeast, having a radius of 1329.58 feet, a chord bearing North 89°00'03" East, and a chord length of 93.24 feet, also marking a corner of this Lot 1A;
35. THENCE along said curve concave to the Southeast, through a central angle of 04°10'08", an arc distance of 93.26 feet to a point marking the beginning of a curve concave to the Northwest, having a radius of 24.42 feet, a chord bearing North 77°50'51" East, and a chord length of 11.23 feet, also marking a corner of this Lot 1A;
36. THENCE along said curve concave to the Northwest, through a central angle 26°35'32", an arc distance of 11.33 feet to a point along the Western right-of-way line for Arizona State Route 101, according to Special Warranty Deed No. 199000000 of the Recorder of the Maricopa County recorder office, marking the beginning of a non-tangent curve concave to the Northwest, having a radius of 22,878.31 feet, a chord bearing South 01°36'52" West, and a chord length of 410.61 feet, also marking a corner of this Lot 1A;
37. THENCE along said Western right-of-way line and along said curve concave to the Northwest, through a central angle of 01°01'42", an arc distance of 410.61 feet to a point marking a corner of this Lot 1A;
38. THENCE South 02°07'43" West continuing along said Western right-of-way line, a distance of 144.02 feet to a point marking a corner of this Lot 1A;
39. THENCE North 01°22'29" West continuing along said Western right-of-way line, a distance of 591.76 feet to a point marking a corner of this Lot 1A;
40. THENCE North 88°43'46" East continuing along said Western right-of-way line, a distance of 5.00 feet to a point marking a corner of this Lot 1A;
41. THENCE South 00°59'27" West continuing along said Western right-of-way line, a distance of 260.46 feet to a point marking a corner of this Lot 1A;
42. THENCE departing said Western right-of-way line North 65°59'59" West, a distance of 57.13 feet to a point marking the beginning of a tangent curve concave to the Southeast, having a radius of 24.42 feet, a chord bearing South 70°22'24" West, and a chord length of 33.01 feet, also marking a corner of this Lot 1A;
43. THENCE along said curve concave to the Southeast, through a central angle of 85°02'36", an arc distance of 36.25 feet to a point marking the beginning of a tangent curve concave to the Northwest, having a radius of 600.58 feet, a chord bearing South 58°24'40" West, and a chord length of 600.21 feet, also marking a corner of this Lot 1A;
44. THENCE along said curve concave to the Northwest, through a central angle of 60°57'09", an arc distance of 638.91 feet to a point marking the beginning of a tangent curve concave to the Southeast, having a radius of 1051.42 feet, a chord bearing South 84°26'12" West, and a chord length of 163.19 feet, also marking a corner of this Lot 1A;
45. THENCE along said curve concave to the Southeast, through a central angle of 08°54'07", an arc distance of 163.36 feet to a point marking the beginning of a tangent curve concave to the Southeast, having a radius of 599.42 feet, a chord bearing South 78°39'26" West, and a chord length of 27.76 feet, also marking a corner of this Lot 1A;
46. THENCE along said curve concave to the Southeast, through a central angle of 02°39'21", an arc distance of 27.76 feet to a point marking the beginning of a tangent curve concave to the Northwest, having a radius of 24.42 feet, a chord bearing South 37°50'30" West, and a chord length of 31.06 feet, also marking a corner of this Lot 1A;
47. THENCE along said curve concave to the Southeast, through a central angle of 78°58'25", an arc distance of 33.66 feet to a point marking a corner of this Lot 1A;
48. THENCE North 01°36'58" East, a distance of 302.30 feet to a point marking a tangent curve concave to the Northeast, having a radius of 24.42 feet, a chord bearing South 22°59'34" East, and a chord length of 17.78 feet, also marking a corner of this Lot 1A;
49. THENCE along said curve concave to the Northeast, through a central angle of 42°41'51", an arc distance of 18.20 feet to a point along the Northern right-of-way line of Frye Road according to the aforementioned Final Plat for the Phoenix Center, marking the beginning of a tangent curve concave to the Northwest, having a radius of 24.42 feet, a chord bearing North 84°12'12" East, and a chord length of 167.01 feet, also marking a corner of this Lot 1A;
50. THENCE along said curve concave to the Northwest, through a central angle of 44.56 feet, also marking a corner of this Lot 1A;
51. THENCE continuing along said Northern right-of-way line and along said curve concave to the Northwest, through a central angle of 03°57'32", an arc distance of 44.57 feet to a point marking a corner of this Lot 1A;
52. THENCE departing said Northern right-of-way line North 01°38'38" West, a distance of 354.75 feet to a point marking the beginning of a non-tangent curve concave to the Southeast, having a radius of 624.00 feet, a chord bearing North 76°08'53" East, and a chord length of 83.53 feet, also marking a corner of this Lot 1A;
53. THENCE along said curve concave to the Southeast, through a central angle of 07°40'31", an arc distance of 83.59 feet to a point marking the beginning of a tangent curve concave to the Southeast, having a radius of 1076.60 feet, a chord bearing North 84°12'12" East, and a chord length of 167.01 feet, also marking a corner of this Lot 1A;
54. THENCE along said curve concave to the Southeast, through a central angle of 08°54'07", an arc distance of 167.18 feet to a point marking the beginning of a tangent curve concave to the Northwest, having a radius of 576.00 feet, a chord bearing North 45°07'44" East, and a chord length of 796.75 feet, also marking a corner of this Lot 1A;
55. THENCE along said curve concave to the Northwest, through a central angle of 87°31'04", and arc distance of 789.82 feet to a point marking a corner of this Lot 1A;
56. THENCE North 01°22'12" East, a distance of 343.70 feet to a point marking a corner of this Lot 1A;

58. THENCE South 20°00'00" East, a distance of 29.80 feet to a point marking a corner of this Lot 1A;

59. THENCE North 90°00'00" West, a distance of 303.81 feet to a point marking a corner of this Lot 1A;
60. THENCE South 40°46'29" West, a distance of 82.34 feet to a point marking a corner of this Lot 1A;
61. THENCE North 49°13'31" West, a distance of 105.33 feet to a point marking a corner of this Lot 1A;
62. THENCE South 40°46'29" West, a distance of 22.00 feet to a point marking a corner of this Lot 1A;
63. THENCE South 49°13'31" East, a distance of 83.00 feet to a point marking a corner of this Lot 1A;
64. THENCE South 40°46'29" West, a distance of 2.50 feet to a point marking a corner of this Lot 1A;
65. THENCE South 49°13'31" East, a distance of 74.83 feet to a point marking a corner of this Lot 1A;
66. THENCE South 40°46'29" West, a distance of 280.61 feet to a point marking a corner of this Lot 1A;
67. THENCE North 49°13'31" West, a distance of 27.59 feet to a point marking a corner of this Lot 1A;
68. THENCE North 78°43'31" West, a distance of 286.65 feet to a point marking the beginning of a tangent curve concave to the Southeast, having a radius of 44.00 feet, a chord bearing South 73°01'29" West, and a chord length of 29.91 feet, also marking a corner of this Lot 1A;
69. THENCE along said curve concave to the Southeast, through a central angle of 38°30'00", an arc distance of 29.57 feet to a point marking a corner of this Lot 1A;
70. THENCE South 53°46'29" West, a distance of 160.43 feet to a point marking a corner of this Lot 1A;
71. THENCE North 36°13'31" West, a distance of 58.96 feet to a point marking a corner of this Lot 1A;
72. THENCE North 53°46'29" West, a distance of 515.23 feet to a point marking the beginning of a non-tangent curve concave to the Northeast, having a radius of 1927.59 feet, a chord bearing North 37°08'53" West, and a chord length of 93.53 feet, also marking a corner of this Lot 1A;
73. THENCE along said curve concave to the Northeast, through a central angle of 62°48'49", an arc distance of 93.54 feet to a point marking a corner of this Lot 1A;
74. THENCE North 53°46'29" East, a distance of 681.28 feet to a point marking a corner of this Lot 1A;
75. THENCE North 36°13'31" West, a distance of 23.97 feet to a point marking a corner of this Lot 1A;
76. THENCE North 53°46'29" East, a distance of 39.09 feet to a point marking a corner of this Lot 1A;
77. THENCE North 36°13'31" West, a distance of 131.05 feet to a point marking a corner of this Lot 1A;
78. THENCE North 53°46'29" East, a distance of 80.33 feet to a point marking a corner of this Lot 1A;
79. THENCE North 36°13'31" West, a distance of 250.33 feet to a point marking a corner of this Lot 1A;
80. THENCE South 53°46'29" West, a distance of 20.00 feet to a point marking a corner of this Lot 1A;
81. THENCE North 36°13'31" West, a distance of 18.00 feet to a point marking a corner of this Lot 1A;
82. THENCE North 81°13'31" West, a distance of 56.12 feet to a point marking the beginning of a non-tangent curve concave to the Northwest, having a radius of 80.00 feet, a chord bearing South 16°22'19" West, and a chord length of 60.60 feet, also marking a corner of this Lot 1A;
83. THENCE along said curve concave to the Northwest, through a central angle of 44°39'58", an arc distance of 62.37 feet to a point marking a corner of this Lot 1A;
84. THENCE North 90°00'00" West, a distance of 75.77 feet to a point marking a corner of this Lot 1A;
85. THENCE South 00°00'00" West, a distance of 89.94 feet to a point marking a corner of this Lot 1A;
86. THENCE South 90°00'00" West, a distance of 34.23 feet to a point marking a corner of this Lot 1A;
87. THENCE South 00°00'32" East, a distance of 174.21 feet to a point marking the beginning of a tangent curve concave to the Northeast, having a radius of 673.03 feet, a chord bearing South 14°44'46" East, and a chord length of 338.99 feet, also marking a corner of this Lot 1A;
88. THENCE along said curve concave to the Northeast, through a central angle of 29°10'28", an arc distance of 342.68 feet to a point marking a corner of this Lot 1A, also marking the beginning of a tangent curve concave to the Northeast, having a radius of 1951.59 feet, a chord bearing South 36°01'31" East, and a chord length of 454.83 feet;
89. THENCE along said curve concave to the Northeast, through a central angle of 13°23'01", an arc distance of 455.87 feet to a point marking an angle point of this Lot 1A;
90. THENCE South 52°16'18" West, a distance of 146.37 feet to a point marking the beginning of a tangent curve concave to the Southeast, having a radius of 285.58, a chord bearing South 47°21'59" West, and a chord length of 48.84 feet, also marking a corner of this Lot 1A;
91. THENCE along said curve concave to the Southeast, through a central angle of 09°48'38", an arc distance of 48.90 feet to a point marking a corner of this Lot 1A, also marking the beginning of a tangent curve concave to the Northwest, having a radius of 24.42 feet, a chord bearing South 62°40'36" West, and a chord length of 16.88 feet;
92. THENCE along said curve concave to the Northwest, through a central angle of 04°25'52", an arc distance of 17.23 feet to a point along the Easterly right-of-way line of Chandler Village Drive North, according to the aforementioned Final Plat for Chandler Fashion Center, marking a corner of this Lot 1A, also marking the beginning of a non-tangent curve concave to the Northwest, having a radius of 755.00 feet, a chord bearing North 82°22'45" West, and a chord length of 88.65 feet;
93. THENCE along said Easterly right-of-way line and along said curve concave to the Northeast, through a central angle of 06°43'53", an arc distance of 88.70 feet to a point marking a corner of this Lot 1A;
94. THENCE departing said Easterly right-of-way line North 53°46'47" East, a distance of 188.84 feet to a point marking the beginning of a non-tangent curve concave to the Northwest, having a radius of 1976.18 feet, a chord bearing North 35°22'40" West, and a chord length of 335.53 feet, also marking a corner of this Lot 1A;

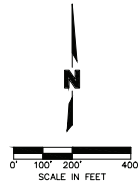
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SHEET
of 6

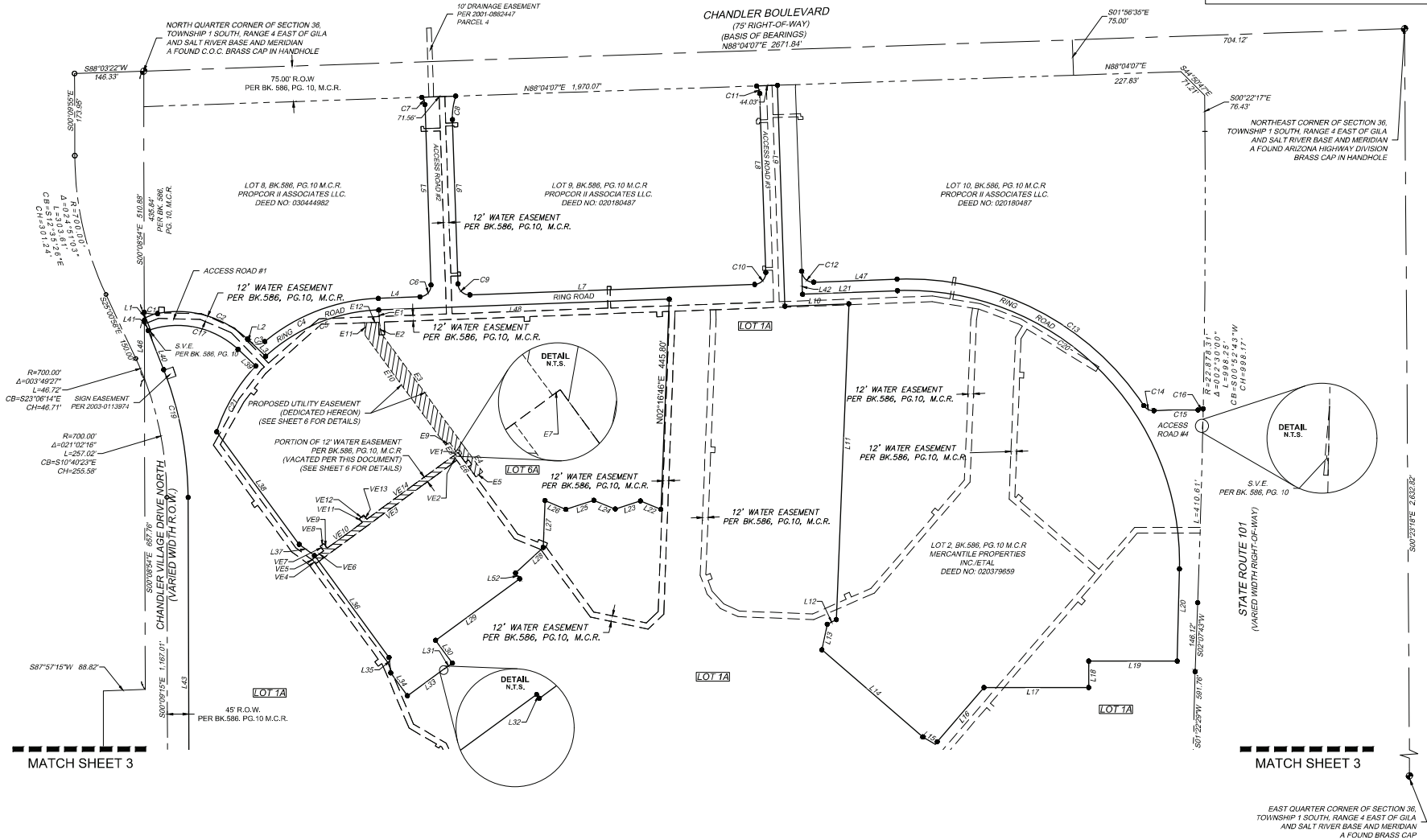
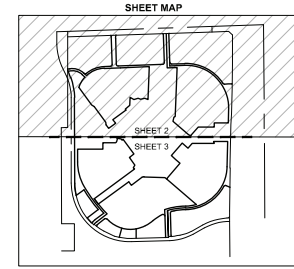
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DATE: JAN 21, 2022 10:29am PROJECT: CHANDLER_FASHION_CENTER

SCHEELS ALL SPORTS

A REPLAT OF LOT 1 AND LOT 6 OF THE FINAL PLAT OF
CHANDLER FASHION CENTER (BOOK 586, PAGE 10, M.C.R.)
A PART OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 4
EAST OF GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



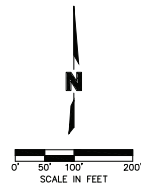
- LEGEND**
- RI Research Into Distance
 - R.O.W. Right-of-Way
 - M.C.R. Maricopa County Recorder
 - M.C.A. Maricopa County Assessor
 - C.O.C. City of Chandler
 - S.V.E. Sight Visibility
 - Section Corner (as noted)
 - Found City of Chandler brass cap flush (unless otherwise noted on Sheets 3 & 4)
 - Set Monument (1/2" rebar w/ tag RL5864367 or as noted)
 - Centerline of Road
 - Easement, Permanent
 - Adjacent Lot Line
 - Right-of-Way Line
 - Section Line
 - Boundary Line



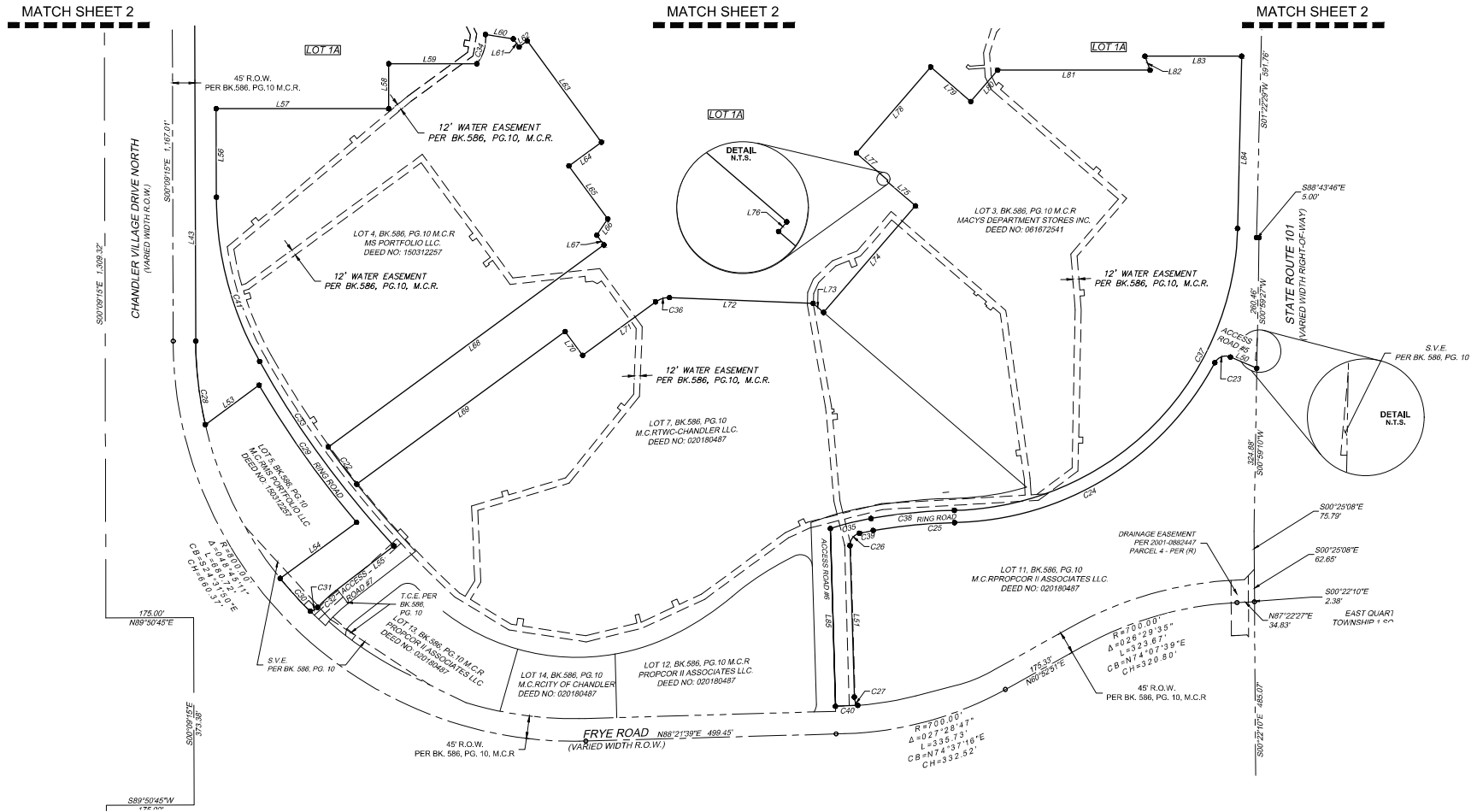
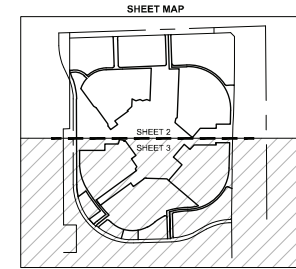
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SCHEELS ALL SPORTS

A REPLAT OF LOT 1 AND LOT 6 OF THE FINAL PLAT OF
CHANDLER FASHION CENTER (BOOK 586, PAGE 10, M.C.R.)
A PART OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 4
EAST OF GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



- LEGEND**
- R.O.W. Right-of-Way
 - M.C.R. Maricopa County Recorder
 - M.C.A. Maricopa County Assessor
 - C.O.C. City of Chandler
 - S.V.E. Sight Visibility
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 - Set Monument (1/2" rebar w/ tag RL5864347 or as noted)
 - Centerline of Road
 - Eastment, Permanent
 - Adjacent Lot Line
 - Right-of-Way Line
 - Section Line
 - Boundary Line



REV.	NO.	DATE	REVISION DESCRIPTION

REV.	NO.	DATE	REVISION DESCRIPTION

drawn by: DAB	DATE: 12/21/2022
designed by: DAB	DATE: 12/21/2022
checked by: DAB	DATE: 12/21/2022
project no.: 221-28514B	DATE: 12/21/2022
date: 12/21/2022	

C.O.C. Log No. PLT21-0062

A REPLAT OF LOT 1 AND LOT 6 OF THE FINAL PLAT OF
CHANDLER FASHION CENTER (BOOK 586, PAGE 10, M.C.R.)
A PART OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 4
EAST OF GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

LINE TABLE			LINE TABLE		
LINE ID	DIRECTION	LENGTH (FT.)	LINE ID	DIRECTION	LENGTH (FT.)
L1	N00°08'54"W	17.09	L48	S87°52'36"W	615.71
L2	S46°52'39"E	5.98	L50	N66°59'59"W	57.13
L3	N46°52'39"W	46.72	L51	N01°38'38"E	302.30
L4	N87°52'36"E	88.16	L52	N36°13'14"W	15.00
L5	N01°55'58"W	381.99	L53	S53°46'47"W	132.97
L6	S01°55'58"E	348.14	L54	N53°46'47"E	188.84
L7	N87°52'36"E	603.44	L55	S52°16'18"W	146.37
L8	N01°55'58"W	379.63	L56	S00°09'32"E	176.21
L9	S01°55'58"E	468.39	L57	N90°00'00"E	344.23
L10	N87°52'36"E	136.52	L58	S00°00'00"E	89.54
L11	S02°16'46"W	669.66	L59	N90°00'00"W	175.77
L12	S63°20'13"W	21.49	L60	N81°13'31"W	56.12
L13	N11°46'46"W	55.42	L61	N36°13'31"W	19.83
L14	S49°13'14"E	282.33	L62	S53°46'29"W	20.00
L15	S59°13'14"E	30.48	L63	N36°13'31"W	250.33
L16	N40°46'46"E	151.51	L64	N53°46'29"E	80.33
L17	N89°59'43"W	221.79	L65	N36°13'31"W	131.05
L18	N00°00'17"E	56.00	L66	N33°46'29"E	39.03
L19	S89°59'43"E	187.44	L67	N36°13'31"W	23.97
L20	N01°22'29"E	195.16	L68	N53°46'29"E	681.28
L21	S87°52'36"W	201.29	L69	S53°46'29"E	515.23
L22	S67°29'22"E	46.79	L70	N36°13'31"W	58.96
L23	N72°17'47"E	56.09	L71	S53°46'29"E	180.43
L24	S67°52'19"E	48.97	L72	N87°43'31"W	286.65
L25	N72°11'51"E	62.43	L73	N49°13'31"W	27.59
L26	S67°50'22"E	47.50	L74	S40°46'29"E	280.61
L27	N02°16'46"E	99.42	L75	S49°13'31"E	74.83
L28	N47°20'50"E	79.93	L76	S53°46'29"E	2.50
L29	N53°46'46"E	220.67	L77	S49°13'31"E	83.00
L30	N36°13'14"W	60.00	L78	S40°46'29"E	277.00
L31	N53°46'46"E	20.00	L79	N49°13'31"W	105.33
L32	S36°13'14"E	0.50	L80	S40°46'29"E	82.34
L33	N53°46'46"E	97.50	L81	N90°00'00"E	303.81
L34	S36°13'14"E	60.00	L82	S20°00'00"E	29.80
L35	S06°13'26"E	33.00	L83	N90°00'00"W	192.83
L36	S36°13'14"E	267.29	L84	N01°22'12"E	343.70
L37	S53°42'16"E	40.09	L85	N01°38'38"W	354.75
L38	S36°13'12"E	295.73			
L39	S46°52'39"E	51.53			
L40	N21°27'36"W	89.09			
L41	N21°27'36"W	23.01			
L42	N01°55'58"W	49.08			
L43	N00°09'32"W	1167.01			
L46	S00°08'54"E	123.83			
L47	N87°52'36"E	176.71			

CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (F)
C1	49.42	033°01'07"	28.48	S84°50'16"E	28.09
C2	216.59	054°27'50"	205.68	S74°06'35"E	198.22
C3	24.42	082°42'01"	35.25	S88°13'39"E	32.27
C4	400.58	037°27'16"	261.86	N69°08'58"E	257.22
C5	376.00	040°47'28"	264.08	S67°45'21"W	258.69
C6	24.42	089°48'34"	38.24	N42°58'11"E	34.68
C7	24.42	041°02'38"	17.49	N22°21'06"W	17.12
C8	149.42	019°20'27"	50.44	S07°44'16"W	50.20
C9	24.42	090°11'26"	38.44	S47°01'41"E	34.59
C10	24.42	089°48'34"	38.28	N42°58'19"E	34.48
C11	24.42	040°51'26"	17.41	N22°21'41"W	17.05
C12	24.42	090°11'26"	38.44	S47°01'41"E	34.59
C13	600.58	058°31'59"	613.55	S62°51'24"E	587.21
C14	24.42	057°01'06"	25.27	S63°31'58"E	24.16
C15	1329.58	004°01'08"	93.26	N89°00'35"E	93.24
C16	24.42	026°35'32"	11.33	N77°50'51"E	11.23
C17	187.01	062°31'08"	204.06	S78°08'13"E	194.08
C19	745.00	0218°21"	277.03	N10°48'25"W	275.44
C20	576.00	09329°50"	939.94	N45°22'29"W	839.07
C21	24.42	024°54'04"	163.41	S30°40'19"W	162.13

CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C22	1927.59	002°46'49"	93.54	N37°08'53"W	93.53
C23	24.42	085°02'36"	36.25	S70°27'24"W	33.01
C24	600.58	060°57'09"	638.91	S58°24'40"W	609.21
C25	1051.42	008°54'07"	163.36	S84°26'12"W	163.19
C26	24.42	078°58'25"	33.66	S37°50'35"W	31.06
C27	24.42	042°41'51"	18.20	S22°59'34"E	17.78
C28	755.00	012°45'21"	168.09	N06°32'12"W	167.74
C29	1976.18	009°44'24"	335.94	N35°23'40"W	335.53
C30	755.00	006°43'53"	88.70	N42°22'45"W	88.65
C31	24.42	040°25'52"	17.23	S62°40'36"W	16.88
C32	285.58	009°48'38"	48.90	S47°21'59"W	48.84
C33	1951.59	013°23'01"	455.87	S36°01'31"E	454.83
C34	80.00	044°39'58"	62.37	S16°22'15"W	60.80
C35	624.00	007°40'31"	83.59	N76°08'53"E	83.53
C36	44.00	038°30'00"	29.57	S73°01'29"W	29.01
C37	576.00	087°31'04"	879.82	N45°07'44"E	796.75
C38	1076.00	008°54'07"	167.18	N84°26'12"E	167.01
C39	599.42	002°39'21"	27.78	S78°39'28"W	27.78
C40	645.00	030°57'32"	44.57	S85°53'15"W	44.56
C41	673.00	029°10'28"	342.68	S14°44'43"E	338.99

LINE TABLE		
LINE ID	DIRECTION	LENGTH (FT)
E1	S03°39'41"E	26.04
E2	S09°03'08"E	24.07
E3	S36°14'11"E	299.82
E4	S39°09'01"E	63.83
E5	S53°46'46"W	17.92
E6	N36°13'14"W	64.32
E7	S53°46'46"W	2.00
E8	N36°14'11"W	27.83
E9	S53°45'49"W	10.00
E10	N36°14'11"W	288.06
E11	N02°22'47"W	27.00
E12	N87°52'36"E	31.35

LINE TABLE		
LINE ID	DIRECTION	LENGTH (FT)
VE1	S53°46'46"W	10.00
VE2	S36°13°14"E	12.00
VE3	S53°46'46"W	371.00
VE4	N53°13°14"W	8.93
VE5	N53°42'16"W	3.22
VE6	N53°46'46"E	30.93
VE7	N53°13°14"W	11.95
VE8	N53°48'33"E	9.77
VE9	S36°17°22"E	11.94
VE10	N53°46'46"E	91.81
VE11	N36°13°14"W	10.50
VE12	N53°46'46"E	12.00
VE13	S36°13°14"E	10.50
VE14	N53°46'46"E	227.46

Olsson

7878 N. 16th Street, Suite 105
Phoenix, AZ 85020-5282
TEL 502.748.1000
www.dleson.com

[illegible]

	SHEELS ALL SPORTS	
A REPLAT OF LOT 1 AND LOT 6 OF THE FINAL PLAT OF HANDLER FASHION CENTER (BOOK 586, PAGE 10, M.C.R.)	MARICOPA COUNTY, ARIZONA	2022

drawn by: DAB
designed by: DAB / WDZ
checked by: WDZ
project no.: 021-05344B
date: 01.10.2002