

SOLEIL APARTMENTS
A REPLAT OF CRYSTAL COVE AS RECORDED
PER BOOK 829, PAGE 1, M.C.R.

OF
A PORTION OF THE NORTHWEST QUARTER
OF SECTION 29, T1S, R5E
GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

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.
- IN EASEMENTS FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER OR BOTH, ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES ARE ALLOWED.
- PROPOSED LOT CORNERS TO BE SET AT THE COMPLETION OF MASS GRADING.
- THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
- THE IMPROVEMENTS SHOWN ON THE SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
- VISIBILITY EASEMENTS RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 6' ABOVE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.
- A BLANKET CROSS ACCESS EASEMENT FOR PRIVATE POTABLE WATER, PRIVATE SANITARY SEWER, FIRE LINE, PEDESTRIAN ACCESS, VEHICULAR ACCESS AND DRAINAGE IS HEREBY DEDICATED ACROSS SUBJECT PROPERTY.

DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS: SOLEIL APARTMENTS-CHANDLER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "SOLEIL APARTMENTS" A PORTION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR "SOLEIL APARTMENTS" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT. SOLEIL APARTMENTS-CHANDLER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF CHANDLER, FOR USE AS SUCH, THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

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.

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

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

IN WITNESS WHEREOF,
SOLEIL APARTMENTS-CHANDLER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HERE UNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF _____ ITS _____ DAY OF _____, 2022.

[NAME]/[TITLE]

ACKNOWLEDGMENT

STATE OF _____ } s.s.
COUNTY OF _____

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

STATE OF _____ } s.s.
COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FUTURE FILING, RECORDED IN DOCUMENT NO. 2021-0958027, RECORDS OF MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS, AND APPROVES THIS PLAT, AND EACH AND EVERY DEDICATION CONTAINED HEREIN.

IN WITNESS WHEREOF,
THE UNDERSIGNED HAS SIGNED HIS NAME THIS _____ DAY OF _____, 2022.

BY: BOS IV MORTGAGE CAPITAL W LLC,
A DELAWARE LIMITED LIABILITY COMPANY

NAME: _____
TITLE: _____

ACKNOWLEDGMENT

STATE OF _____ } s.s.
COUNTY OF _____

ON THIS _____ DAY OF _____, 2021, 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____

FLOOD PLAIN CERTIFICATION

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 0401302710L & 0401302730M, DATED OCTOBER 16, 2013, THE SUBJECT PROPERTY IS LOCATED IN ZONE X (SHADED). ZONE X (SHADED) IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE 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."

ZONING

EXISTING: PAD (PLANNED AREA DEVELOPMENT)

BENCHMARK

BENCHMARK NUMBER 12
SECTION 30, T1S, R5E, 3" CITY OF CHANDLER BRASS CAP IN CONCRETE, 175 FEET WEST OF DOBSON AT INTERSECTION OF SALIDA DEL SOL AND TULSA STREET
NVD 29 ELEVATION: 1191.620 FEET
EQUATION: 1.785
NAVD 88 ELEVATION: 1193.61 FEET

RECORD DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED CHANDLER, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:
THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE SAID NORTHWEST QUARTER, SECTION 29 (WEST 1/4 CORNER) MEASURE:
THENCE NORTH 00 DEGREES 42 MINUTES 44 SECONDS WEST ALONG THE WEST LINE OF THE SAID NORTHWEST QUARTER, SECTION 29, A DISTANCE OF 361.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 00 DEGREES 42 MINUTES 44 SECONDS WEST ALONG THE SAID WEST LINE, A DISTANCE OF 699.00 FEET;
THENCE NORTH 89 DEGREES 17 MINUTES 16 SECONDS EAST PERPENDICULAR TO THE SAID WEST LINE, A DISTANCE OF 684.20 FEET;
THENCE SOUTH 58 DEGREES 56 MINUTES 26 SECONDS EAST, 157.17 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS POINT BEARING SOUTH 58 DEGREES 56 MINUTES 26 SECONDS EAST, 1200.00 FEET;
THENCE SOUTHWEST ALONG THE ARC OF THIS CURVE, A DISTANCE OF 649.83 FEET THROUGH 31 DEGREES 01 MINUTES 37 SECONDS OF CENTRAL ANGLE;
THENCE SOUTH 89 DEGREES 17 MINUTES 16 SECONDS WEST ALONG A LINE WHICH IS PERPENDICULAR TO THE SAID WEST LINE OF THE NORTHWEST QUARTER, SECTION 29, A DISTANCE OF 638.10 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCELS FOR LANDSCAPING: THAT PORTION OF THE NORTHWEST QUARTER, SECTION 29, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

PARCEL NO. 1 TRACT "D":
FROM THE SOUTHWEST CORNER OF THE SAID NORTHWEST QUARTER, SECTION 29; THENCE NORTH 00 DEGREES 42 MINUTES 44 SECONDS WEST ALONG THE WEST LINE OF THE SAID NORTHWEST QUARTER, SECTION 29, A DISTANCE OF 361.00 FEET;
THENCE NORTH 89 DEGREES 17 MINUTES 16 SECONDS EAST, PERPENDICULAR TO THE SAID WEST LINE, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 00 DEGREES 42 MINUTES 44 SECONDS WEST, PARALLEL TO THE SAID WEST LINE, A DISTANCE OF 699.00 FEET;
THENCE NORTH 89 DEGREES 17 MINUTES 16 SECONDS EAST, 10.00 FEET;
THENCE SOUTH 00 DEGREES 42 MINUTES 44 SECONDS WEST, PARALLEL TO THE SAID WEST LINE, A DISTANCE OF 699.00 FEET;
THENCE SOUTH 89 DEGREES 17 MINUTES 16 SECONDS WEST, 10.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2 - TRACT "D":
FROM THE SOUTHWEST CORNER OF THE SAID NORTHWEST QUARTER, SECTION 29; THENCE NORTH 00 DEGREES 42 MINUTES 44 SECONDS WEST, ALONG THE WEST LINE OF THE SAID NORTHWEST QUARTER, SECTION 29, A DISTANCE OF 361.00 FEET;
THENCE NORTH 89 DEGREES 17 MINUTES 16 SECONDS EAST, PERPENDICULAR TO THE WEST LINE, A DISTANCE OF 590.10 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS POINT BEARING SOUTH 89 DEGREES 53 MINUTES 46 SECONDS EAST, 1248.00 FEET;
THENCE NORTHEAST 676.44 FEET ALONG THE ARC OF THIS CURVE THROUGH 31 DEGREES 03 MINUTES 20 SECONDS OF A CENTRAL ANGLE;
THENCE SOUTH 58 DEGREES 56 MINUTES 26 SECONDS EAST, RADIAL TO THIS CURVE, A DISTANCE OF 15.00 FEET TO A POINT ON A CONCENTRIC CURVE TO THE LAST DESCRIBED CURVE, SAID POINT HAVING A RADIUS POINT BEARING SOUTH 58 DEGREES 56 MINUTES 26 SECONDS EAST, 1233.00 FEET;
THENCE SOUTHWEST 668.13 FEET ALONG THE ARC OF THIS CURVE THROUGH 31 DEGREES 02 MINUTES 49 SECONDS OF CENTRAL ANGLE;
THENCE SOUTH 89 DEGREES 17 MINUTES 16 SECONDS WEST, 15.00 FEET TO THE POINT OF BEGINNING.

AND

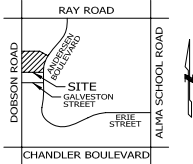
EXCEPT THEREFROM ROADWAYS AND TRACTS, AND SUBJECT TO EASEMENTS AS SHOWN AND DELINEATED ON THE MAP OF DEDICATION OF ANDERSON SPRINGS AS RECORDED IN BOOK 295 OF MAPS, PAGE 18, MARICOPA COUNTY, ARIZONA, RECORDS.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER PORTIONS OF SAID TRACT "D" RECORDED IN RECORDING NO. 1995-076971 OF OFFICIAL RECORDS; AND RE-RECORDED IN RECORDING NO. 1995-152212 OF OFFICIAL RECORDS.

PARCEL NO. 2:
THE BENEFICIAL EASEMENT(S) APPURTENANT TO PARCEL NO. 1 CONTAINED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT RECORDED IN RECORDING NO. 1985-622838, AND TRACT DECLARATION RECORDED IN RECORDING NO. 1988-317013, RECORDS OF MARICOPA COUNTY, ARIZONA.

AREA TABLE

LOT 1A	414,612 SQ. FT. 9.518 ACRES
TOTAL	414,612 SQ. FT. 9.518 ACRES



VICINITY MAP

NOT TO SCALE

OWNER

SOLEIL APARTMENTS-CHANDLER LLC,
A DELAWARE LIMITED LIABILITY COMPANY
210 BUTTERFLY LANE
SANTA BARBARA, CALIFORNIA, 93108
PHONE: (805)226-3484
CONTACT: MARCO LIGARDI
EMAIL: MARCOLIGARDI7@GMAIL.COM

SURVEYOR

SUPERIOR SURVEYING SERVICES INC.
2122 W. LONE CACTUS ROAD, SUITE 11
PHOENIX, AZ 85027
PHONE: (602)869-0223
CONTACT: JAMES WILLIAMSON
EMAIL: JAMES@SUPERIORSURVEYING.COM

BASIS OF BEARING

THE BASIS OF BEARING IS THE MONUMENT LINE OF DOBSON ROAD, ALSO BEING THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 29, USING A BEARING OF NORTH 00 DEGREES 08 MINUTES 33 SECONDS WEST, PER THE MARICOPA COUNTY GEODETIC DENSIFICATION & CADASTRAL SURVEY, BOOK 669 OF MAPS, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA.

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.

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 THIS CITY OF CHANDLER, ARIZONA THIS DAY OF _____, 2022.

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.



DAVID S. KLEIN
R.L.S. 42157
2122 W. LONE CACTUS RD., SUITE 11
PHOENIX, AZ 85027
DATE: FEBRUARY 16, 2022

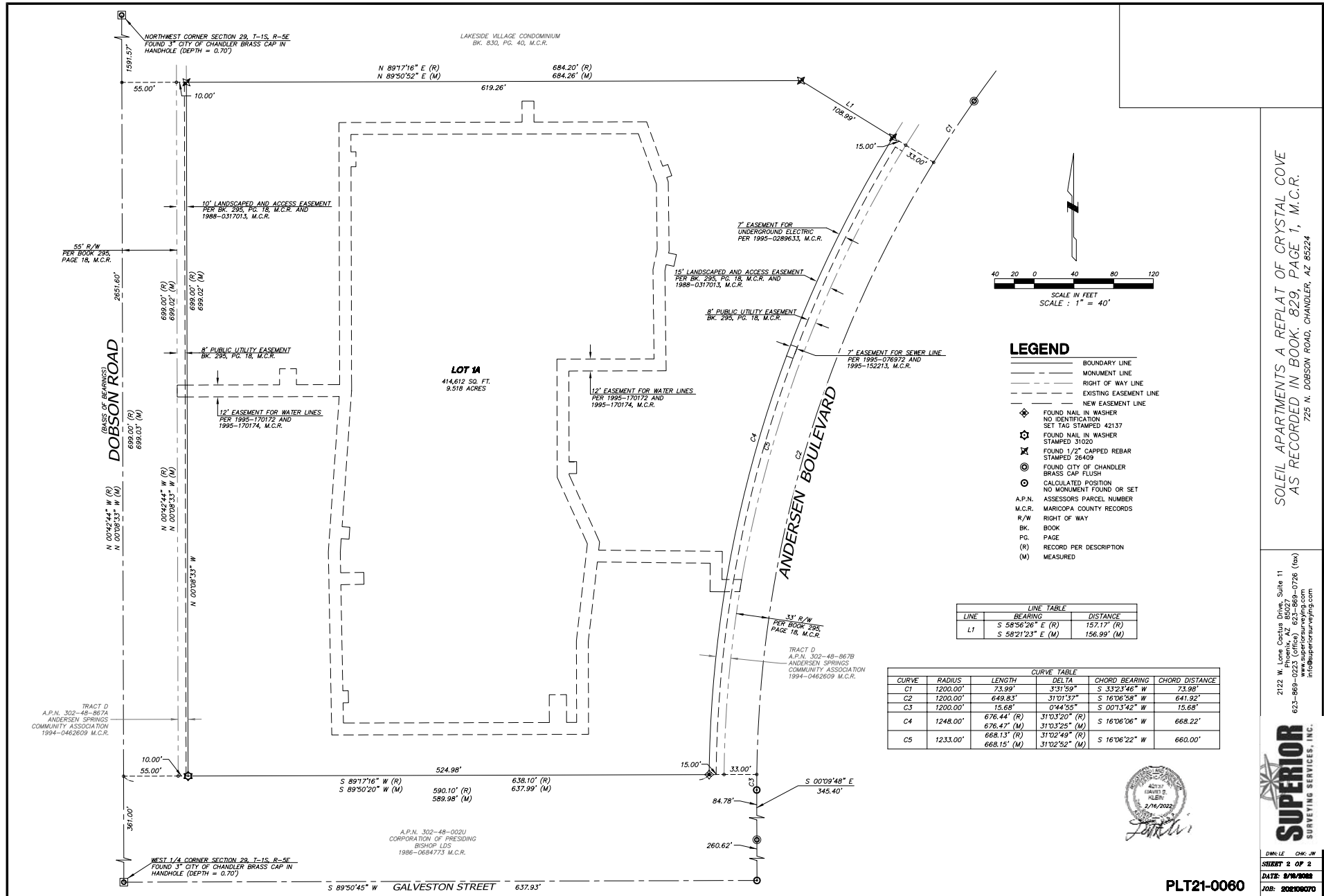
PLT21-0060

SOLEIL APARTMENTS A REPLAT OF CRYSTAL COVE
AS RECORDED IN BOOK 829, PAGE 1, M.C.R.

725 N. DOBSON ROAD, CHANDLER, AZ 85224

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
602-869-0223 (office) 602-869-0726 (fax)
info@superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.
DW:LE CHC:JM
SHEET 1 OF 2
DATE: 2/16/2022
JOB: 202108070



SOLEIL APARTMENTS A REPLAT OF CRYSTAL COVE
AS RECORDED IN BOOK. 829, PAGE 1, M.C.R.
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SUPERIOR
SURVEYING SERVICES, INC.

DWN:LE CHK:JW
SHEET 2 OF 2
DATE: 8/10/2022
JOB: 202106070