

A FINAL PLAT OF WATCHTOWER CARWASH AND OFFICES

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 35 TOWNSHIP 1 SOUTH,
RANGE 5 EAST, GILA & SALT RIVER BASIN & MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss.

KNOW ALL MEN BY THESE PRESENTS: WATCH TOWER STORAGE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "WATCHTOWER CARWASH AND OFFICES" LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY PUBLISHES THIS FINAL PLAT AS AND FOR SAID "WATCHTOWER CARWASH AND OFFICES", AND HEREBY DECLARES THAT SAID MAP SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS AND MEASUREMENTS OF THE LOTS, AND TRACTS AND EASEMENTS CONSTITUTING THE SAME AND THAT EACH LOT OR TRACT SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON THIS FINAL PLAT AND THAT WATCH TOWER STORAGE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES FOR USE AS SUCH TO THE CITY OF CHANDLER, THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THIS 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.

PUBLIC RIGHT OF WAY SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF CHANDLER FOR USE AS SUCH.

EMERGENCY VEHICULAR ACCESS EASEMENT ACROSS THE PROPERTY 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 OWNER OR ABUTTING PROPERTY OWNER.

IN WITNESS WHEREOF:

WATCH TOWER STORAGE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY HAS HERETO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF _____, IT'S _____

THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2022.

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: _____

_____, 2022

KEY MAP
SCALE: 1"=75'



LEGEND

- PROPERTY LINE
- EASEMENT
- CENTERLINE
- EXISTING LOT LINE
- BRASS CAP FOUND
- BOHH BRASS CAP IN HAND HOLE
- BOFL BRASS CAP FLUSH
- PROPERTY CORNER TO BE SET AT COMPLETION OF MASS GRADING
- MONUMENT FOUND
- P.U.E. PUBLIC UTILITY EASEMENT
- R/W RIGHT OF WAY
- POB POINT OF BEGINNING

LOT TABLE

LOT NO.	GROSS AREA	NET AREA
LOT 1	52,000.14 SF OR 1.1937 AC	41,359.84 SF OR 0.9495 AC
LOT 2	165,338.82 SF OR 3.7957 AC	152,626.46 SF OR 3.5038 AC
TOTAL	217,338.96 SF OR 4.9894 AC	193,986.29 SF OR 4.4533 AC

SHEET INDEX

DESCRIPTION	SHEET NO
COVER SHEET	PLCS 1
FINAL PLAT	PL01 2

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.
- A PRIVATE CROSS ACCESS EASEMENT TO BE DEDICATED OVER LOTS 1 AND 2 FOR PRIVATE POTABLE WATER, PRIVATE SANITARY SEWER, FIRE LINE, PEDESTRIAN ACCESS, VEHICULAR ACCESS, AND DRAINAGE FACILITIES.
- VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE EASEMENT EXCEPT TREES TRIMMED TO NO LESS THAN 6' ABOVE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.

LEGAL DESCRIPTION

PARENT PARCEL

PARCEL NO. 1

THE WEST HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 65 FEET THEREOF; AND ALSO

EXCEPT THE WEST 79.75 FEET THEREOF.

PARCEL NO. 2

THE WEST 79 FEET AND 9 INCHES OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 32.00 FEET OF THE NORTH 65.00 FEET OF THE WEST 79.75 FEET OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3

THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 65.00 FEET THEREOF FOR ROADWAY PURPOSES.

PARCEL NO. 4

THE WEST HALF OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 65.00 FEET THEREOF FOR ROADWAY PURPOSES.

PARCEL NO. 5

THE EAST HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

LOT 1

A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35, THENCE NORTH 90°00'00" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 328.89 FEET;

THENCE LEAVING SAID NORTH LINE, SOUTH 01°16'14" WEST, A DISTANCE OF 71.02' TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CHANDLER BOULEVARD, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING.

THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 01°16'14" WEST, A DISTANCE OF 269.27 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 156.62 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 269.21 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE;

THENCE SOUTH 90°00'00" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 150.65 FEET TO THE TRUE POINT OF BEGINNING.

LOT 2

A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35, THENCE NORTH 90°00'00" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 328.89 FEET;

THENCE LEAVING SAID NORTH LINE, SOUTH 01°16'14" WEST, A DISTANCE OF 71.02' TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CHANDLER BOULEVARD,

THENCE N 90°00'00" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 150.65 FEET TO THE TRUE POINT OF BEGINNING.

THENCE LEAVING SAID SOUTH RIGHT-OF-WAY SOUTH 00°00'00" WEST, A DISTANCE OF 269.21;

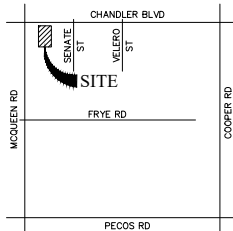
THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 156.62 FEET;

THENCE SOUTH 01°16'14" WEST, A DISTANCE OF 320.34 FEET;

THENCE SOUTH 89°57'15" EAST, A DISTANCE OF 329.10 FEET;

THENCE NORTH 01°15'10" EAST, A DISTANCE OF 589.87 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE;

THENCE SOUTH 90°00'00" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 178.27 FEET TO THE TRUE POINT OF BEGINNING.



VICINITY MAP
T1S, R5E, S35
(N.T.S.)

OWNER

ELCOR, LLC
6185 W. HUNT HIGHWAY
QUEEN CREEK, AZ 85142-3270
CONTACT: SPENCER BELL
PHONE: (480) 695-7506
EMAIL: SPENCER@SANTFLAT.COM

ENGINEER

R.B. WILLIAMS & ASSOCIATES, INC.
40 W. BASELINE RD., STE 110
TEMPE, AZ 85283
CONTACT: JEFFREY L. WILLIAMS, P.E.
PHONE: (480) 424-2352
FAX: (480) 424-2353
EMAIL: JEFF@RBWILLIAMS.COM

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.



PHILLIP C. WILLIAMS
AZ REGISTERED LAND SURVEYOR
NO. 51970
R.B. WILLIAMS & ASSOCIATES, INC.
1921 S ALMA SCHOOL RD, STE 101
MESA, AZ 85210
CONTACT: PHIL WILLIAMS, P.E., R.L.S.
PHONE: (480) 424-2352
EMAIL: PHIL@RBWILLIAMS.COM

CERTIFICATION

THIS IS TO CERTIFY THAT IN MY OPINION ALL LOTS, PARCEL 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 DATE
DIRECTOR _____

CERTIFICATION

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: _____ DATE _____

MAYOR _____ DATE _____

ATTEST: _____ DATE _____

CITY CLERK _____ DATE _____

C.O.C. LOG NO. PLT21-0051

R.B. WILLIAMS & ASSOCIATES, INC.
CONSULTING ENGINEERS



WATCH TOWER
CARWASH AND OFFICES

SHEET TITLE

COVER
SHEET

REVISIONS:

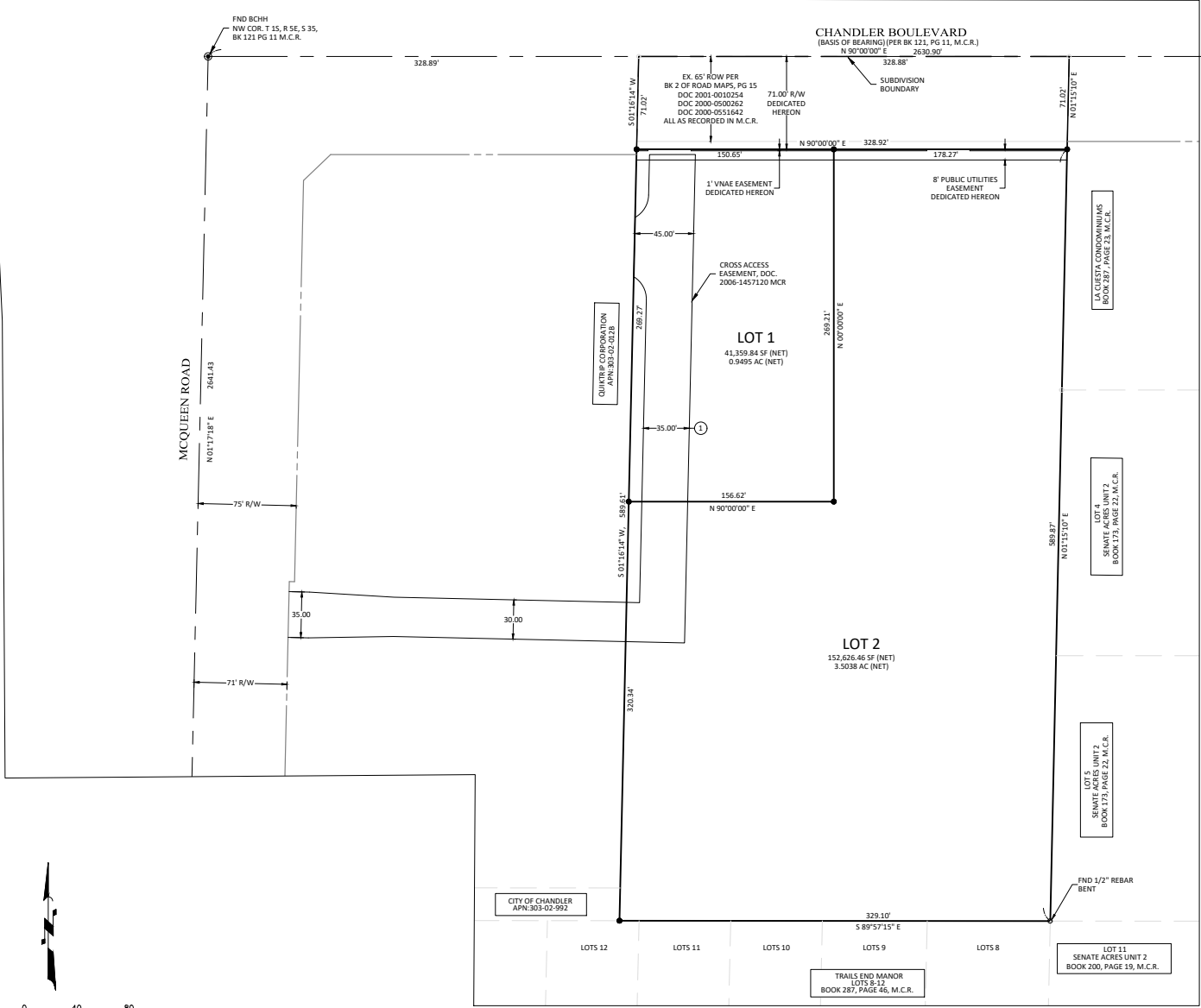
DATE	1/11/22
DESIGN	HRW
DRAWN	HRW
CHECKED	PCW
SUB.	

17013PLCS.DWG
PLCS
SHEET NO.

1/2

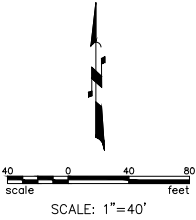
A FINAL PLAT OF WATCHTOWER CARWASH AND OFFICES

A PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 1 SOUTH,
RANGE 5 EAST, GILA & SALT RIVER BASIN & MERIDIAN, MARICOPA COUNTY, ARIZONA



NOTES
① CROSS ACCESS ESMT PER DOC. 2006-1457120, M.C.R.

- LEGEND**
- PROPERTY LINE
 - EASEMENT
 - CENTERLINE
 - EXISTING LOT LINE
 - BRASS CAP FOUND
 - BOHH BRASS CAP IN HAND HOLE
 - BCFL BRASS CAP FLUSH
 - PROPERTY CORNER TO BE SET AT COMPLETION OF MASS GRADING MONUMENT FOUND
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R/W RIGHT OF WAY
 - POB POINT OF BEGINNING



R.B. WILLIAMS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1921 S. ALMA SCHOOL ROAD, SUITE 100
CHANDLER, ARIZONA 85225
PHONE: (480) 424-2552
FAX: (480) 424-2553

**WATCHTOWER
CARWASH AND OFFICES**

FINAL PLAT

PL01
SHEET NO. 2/2

C.O.C. LOG NO. PLT21-0051