

DEDICATION

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

KNOW ALL MEN BY THESE PRESENTS:

THAT TRI POINTE HOMES ARIZONA 91, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY PUBLISHES THIS FINAL PLAT OF "TREELAND", SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN 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 IT RESPECTIVELY.

OWNER HEREBY DEDICATES TO THE CITY OF CHANDLER THE RIGHT OF WAY FOR CHANDLER HEIGHTS ROAD, 122ND STREET AND 124TH STREET AS SHOWN ON THIS 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.

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 ALL PRIVATE STREETS TO THE CITY OF CHANDLER AS DESIGNATED ON THIS PLAT.

OWNER HEREBY DEDICATES TO THE CITY OF CHANDLER A WATER EASEMENT ACROSS THOSE AREAS DEPICTED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF WATER LINES AND FACILITIES.

TRACTS A THROUGH I, INCLUSIVE, ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE TREELAND COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

TRACT PS 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 PS 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 PS.

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.

ALL PROPERTY, AMENITIES AND FACILITIES PROPOSED TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION ARE HEREWITH PLATTED AS COMMON PROPERTY WITH AN UNDIVIDED INTEREST OWNED IN COMMON BY EACH LOT OWNER.

IN WITNESS WHEREOF: TRI POINTE HOMES ARIZONA 91, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED PERSON THEREUNTO DULY AUTHORIZED THIS ____ DAY OF _____, 2022.

BY: _____

ITS: _____

ACKNOWLEDGMENT

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

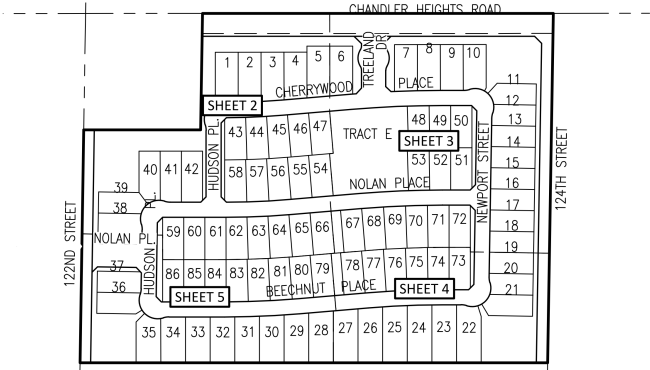
ON THIS THE ____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED _____, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

KEY MAP



TREELAND
A FINAL PLAT OF

A PORTION OF NORTHWEST QUARTER OF
SECTION 26, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE
GILA AND SALT RIVER MERIDIAN
CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CITY OF CHANDLER BRASS CAP IN HAND HOLE AT THE NORTH QUARTER CORNER OF SAID SECTION 26, FROM WHICH A CITY OF CHANDLER BRASS CAP IN HAND HOLE AT THE NORTHWEST CORNER OF SAID SECTION 26 BEARS SOUTH 89 DEGREES 59 MINUTES 03 SECONDS WEST (BASIS OF BEARING), 2656.61 FEET;

THENCE SOUTH 0 DEGREES 55 MINUTES 33 SECONDS WEST, 992.25 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 28 SECONDS WEST, 1327.89 FEET;

THENCE NORTH 0 DEGREES 54 MINUTES 08 SECONDS EAST, 661.39 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 11 SECONDS EAST, 332.04 FEET;

THENCE NORTH 0 DEGREES 54 MINUTES 29 SECONDS EAST, 330.71 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 03 SECONDS EAST, 996.23 FEET TO THE POINT OF BEGINNING.

TITLE REPORT LEGAL DESCRIPTION

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

PARCEL NO. 1

THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2

THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; AND

EXCEPT THE NORTH 33 FEET.

EXCEPT THEREFROM THAT PORTION CONVEYED TO CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION, BY GENERAL WARRANTY DEED RECORDED JULY 09, 2020 AS 2020-0609851 OF OFFICIAL RECORDS.

PARCEL NO. 3

THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTION PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE WITH FILE NO. NCS-941242-PHX1, HAVING AN EFFECTIVE DATE OF AUGUST 31, 2021.

LEGEND

- FND MON. IN HANDHOLE AS NOTED
- SET BRASS CAP FLUSH
- ⊕ IRON PIPE AS NOTED
- FND MON. AS NOTED
- SET REBAR & CAP, RLS 37495, UNLESS OTHERWISE NOTED

- FND FOUND
- MON. MONUMENT
- BCHH BRASS CAP IN HAND HOLE
- BCF BRASS CAP FLUSH
- BC BRASS CAP
- IP IRON PIPE
- SFNF SEARCHED FOR NOT FOUND
- MCR MARICOPA COUNTY RECORDER
- DOC. DOCUMENT
- DKT. DOCKET
- BK. BOOK
- PG. PAGE
- R/W RIGHT OF WAY
- P/S PRIVATE STREET
- CWE COMMON WALL EASEMENT

- ① WATER EASEMENT DETAIL

- PUE PUBLIC UTILITY EASEMENT
 - SVE 30'x30' SIGHT VISIBILITY EASEMENT
 - SDE SIDEWALK EASEMENT
 - VNAE VEHICULAR NON-ACCESS EASEMENT
 - RWCD ROOSEVELT WATER CONSERVATION DISTRICT
 - IRR IRRIGATION
 - WE WATER EASEMENT
 - ESMT EASEMENT
- | |
|----------------------|
| BOUNDARY LINE |
| LOT LINE |
| SECTION LINE |
| MID-SECTION LINE |
| QUARTER-SECTION LINE |
| CENTER LINE ROAD |
| EXISTING R/W |
| EASEMENT LINE |

NOTES

- 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.
- 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 THE 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 COMMON AREA TRACTS, AT SUCH TIME AS TITLE TO THE COMMON AREA TRACTS IS SOLD OR OTHERWISE TRANSFERRED, IN WHOLE OR IN 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.
- 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.
- ALL UTILITIES AND ELECTRIC LINES ARE TO BE INSTALLED UNDERGROUND.
- THESE PRIVATE STREETS WILL REMAIN PRIVATE AND WILL NEVER CONVERT TO PUBLIC OWNERSHIP.
- 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.
- ALL TRACTS WILL NOT BE CONVEYED TO THE CITY OF CHANDLER AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE CITY OF CHANDLER AND SHALL BE CONVEYED BY WARRANTY (OR SPECIAL WARRANTY) DEED TO THE COMMUNITY ASSOCIATION. THE TREELAND COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
- 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.
- PROPERTY CORNERS SHALL BE SET WITH 1/2" REBAR & CAP BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THERE PLACEMENT UNLESS OTHERWISE NOTED HEREON. PROPERTY CORNERS TO BE SET AT COMPLETION OF MASS GRADING.
- 124TH STREET MAINTENANCE. DEVELOPER AND ITS SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR AND MUST PRESERVE AND MAINTAIN THE NORTH AND SOUTH SEGMENT IMPROVEMENTS LOCATED WITHIN THE SOUTH SEGMENT RIGHT OF WAY AT THE DEVELOPER'S, SUCCESSORS', AND ASSIGNS' SOLE COST (COLLECTIVELY, "SOUTH SEGMENT ROW MAINTENANCE"). THE SOUTH SEGMENT ROW MAINTENANCE INCLUDES, BUT IS NOT LIMITED TO: (I) THE MAINTENANCE IN GOOD CONDITION FOR ALL INTENDED PURPOSES ALL BARRIERS APPROVED BY THE CITY, STORMWATER INFRASTRUCTURE, AND IRRIGATION IMPROVEMENTS; (II) REMOVAL OF ANY DEBRIS, RUBBISH, WEEDS, OR TRASH, (III) TRIMMING PRUNING, MOWING, AND GENERAL MAINTENANCE OF ANY TREES, BUSHES, LAWNS, OR OTHER LANDSCAPING, AND (IV) VECTOR, PEST, AND DUST CONTROL AS NECESSARY TO PRESERVE AND MAINTAIN PUBLIC HEALTH AND SAFETY. MAINTENANCE OF THE SOUTH SEGMENT ROW BY DEVELOPER, ITS SUCCESSORS, AND ASSIGNS MUST CONTINUE AND REMAIN IN EFFECT UNTIL THE REMAINING SOUTH SEGMENT IMPROVEMENTS ARE CONSTRUCTED AND ACCEPTED BY THE CITY.

COMMUNITY ASSOCIATION RATIFICATION

BY RATIFICATION OF _____ DULY ELECTED _____
ACKNOWLEDGES THE RESPONSIBILITIES IDENTIFIED HEREON.

SIGNATURE _____ DATE _____

ACKNOWLEDGMENT

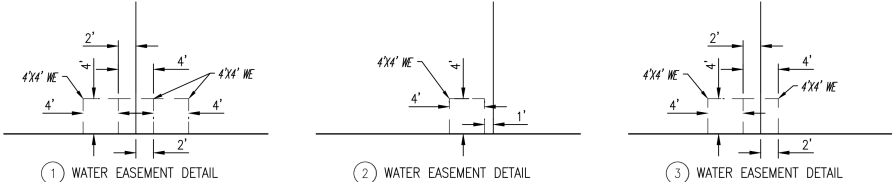
STATE OF ARIZONA } } S.S.
COUNTY OF MARICOPA }

ON THIS THE ____ 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 HEREUNTO SET FORTH MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____



OWNER/DEVELOPER

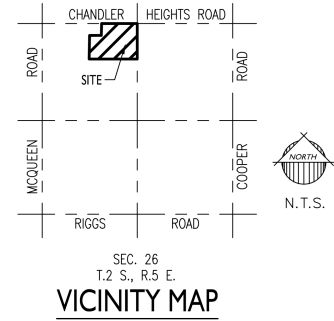
TRI POINTE HOMES ARIZONA 91, LLC
15279 N. SCOTTSDALE ROAD
SUITE 300
SCOTTSDALE, ARIZONA 85254
TEL: (480) 346-2686
CONTACT: JASON WEBER
EMAIL: JASON.WEBER@TRIPINTEHOMES.COM

ENGINEER

EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD
SUITE 120
MESA, ARIZONA 85201
TEL: (480) 503-2250
CONTACT: ERIC WINTERS, PE
EMAIL: ERIC.WINTERS@EPSGROUPINC.COM

SHEET INDEX

- | | |
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| 1 | COVER, NOTES, DEDICATION, SITE DATA, BASIS OF BEARING, LEGAL DESCRIPTION & CERTIFICATIONS |
| 2-3 | PLAT MAP |
| 4 | PLAT MAP & LOT TABLE, TRACT TABLE & RIGHT OF WAY TABLE |
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SITE DATA

ZONING	PAD (RESIDENTIAL)
NUMBER OF LOTS	86
NUMBER OF TRACTS	10
LOT AREA PER DWELLING UNIT	7997 SF/DU
LOT AREA	15.7888 ACRES
OPEN SPACE AREA	5.0492 ACRES
PRIVATE ROADWAY	4.2597 ACRES
PUBLIC RIGHT OF WAY	2.6278 ACRES
TOTAL AREA	27.7255 ACRES

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON RECORD OF SURVEY VACANT LAND, VIA DE ARBOLES & 124TH STREET CHANDLER AZ, RECORDED AS BOOK 1373, PAGE 44, MARICOPA COUNTY RECORDS. THE BEARING OF WHICH IS:

NORTH 89 DEGREES 59 MINUTES 03 SECONDS EAST

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.

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.

DATE OF PLAT OR MAP: March 25, 2022 (REVISED MARCH 25, 2022)

ROBERT A. JOHNSTON REGISTRATION NO. 37495
EPS GROUP INC.
1130 N. ALMA SCHOOL RD.
SUITE 120
MESA, AZ 85201
480-503-2250

NOTE:
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
www.epsgroupinc.com



TREELAND
CHANDLER, ARIZONA
FINAL PLAT

Revisions:

Drawn by: LFT
Reviewed by: RAJ

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 37495
ROBERT A. JOHNSTON

Job No. 19-0022
COVER
Sheet No. 1 of 5

C.O.C. LOG NO. PLT21-0017

TREELAND
A FINAL PLAT OF

A PORTION OF NORTHWEST QUARTER OF
SECTION 26, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE
GILA AND SALT RIVER MERIDIAN
CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA

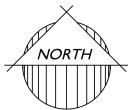
CHANDLER HEIGHTS ESTATES 3
BK 487, PG 2, MCR
(CITY OF CHANDLER)

NORTHWEST CORNER
SECTION 26, T2S, R5E
FOUND CITY OF CHANDLER BCHH

MCQUEEN ROAD

ORCHARD HEIGHTS
BK 1409, PG 48, MCR
(CITY OF CHANDLER)

APN: 303-55-985
DANIEL TODD SAVER
REVOCABLE TRUST
(MARICOPA COUNTY)



LEGEND	
	FND MON. IN HANDHOLE AS NOTED
	SET BRASS CAP FLUSH
	IRON PIPE AS NOTED
	FND MON. AS NOTED
	SET REBAR & CAP, RLS 37495, UNLESS OTHERWISE NOTED
FND	FOUND
MON.	MONUMENT
BCHH	BRASS CAP IN HAND HOLE
BCF	BRASS CAP FLUSH
BC	BRASS CAP
IP	IRON PIPE
SFNF	SEARCHED FOR NOT FOUND
MCR	MARICOPA COUNTY RECORDER
DOC.	DOCUMENT
DKT.	DOCKET
BK.	BOOK
PG.	PAGE
R/W	RIGHT OF WAY
PUE	PUBLIC UTILITY EASEMENT
SVE	30'X30' SIGHT VISIBILITY EASEMENT
SDE	SIDEWALK EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
RWCD	ROOSEVELT WATER CONSERVATION DISTRICT
IRR	IRRIGATION
WE	WATER EASEMENT
ESMT	EASEMENT
P/S	PRIVATE STREET
CWE	COMMON WALL EASEMENT
	WATER EASEMENT DETAIL
BOUNDARY LINE	
LOT LINE	
SECTION LINE	
MID-SECTION LINE	
QUARTER-SECTION LINE	
CENTER LINE ROAD	
EXISTING R/W	
EASEMENT LINE	

MATCH LINE SEE SHEET 3 OF 5

MATCH LINE SEE SHEET 5 OF 5

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www.epsgroupinc.com



TREELAND
CHANDLER, ARIZONA
FINAL PLAT

Project:

Revisions:



Drawn by: LFT
Reviewed by: RAJ



Job No.
19-0022
PLAT
Sheet No.
2
of 5

C.O.C. LOG NO. PLT21-0017

TREELAND
A FINAL PLAT OF
A PORTION OF NORTHWEST QUARTER OF
SECTION 26, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE
GILA AND SALT RIVER MERIDIAN
CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA

CHANDLER HEIGHTS ESTATES 3
BK 487, PG 2, MCR
(CITY OF CHANDLER)

APN: 303-45-006C
KEMPSTER REVOCABLE TRUST
(MARICOPA COUNTY)

NEW CHANDLER JUNIOR HIGH/
ELEMENTARY SCHOOL
BK 654, PG 15, MCR
(CITY OF CHANDLER)

LEGEND

- FND MON. IN HANDHOLE AS NOTED
- SET BRASS CAP FLUSH
- ⊕ IRON PIPE AS NOTED
- FND MON. AS NOTED
- SET REBAR & CAP, RLS 37495, UNLESS OTHERWISE NOTED

- FND FOUND
- MON. MONUMENT
- BCHH BRASS CAP IN HAND HOLE
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- R/W RIGHT OF WAY
- PUE PUBLIC UTILITY EASEMENT
- SVE 30'X30' SIGHT VISIBILITY EASEMENT
- SDE SIDEWALK EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- RWCD ROOSEVELT WATER CONSERVATION DISTRICT
- IRR IRRIGATION
- WE WATER EASEMENT
- ESMT EASEMENT
- P/S PRIVATE STREET
- CWE COMMON WALL EASEMENT
- ⊕ WATER EASEMENT DETAIL

BOUNDARY LINE

LOT LINE

SECTION LINE

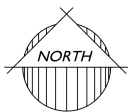
MID-SECTION LINE

QUARTER-SECTION LINE

CENTER LINE ROAD

EXISTING R/W

EASEMENT LINE



C.O.C. LOG NO. PLT21-0017

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TREELAND
CHANDLER, ARIZONA
FINAL PLAT

Project:

Revisions:

No.	Description	By	Date



Drawn by: LFT
Reviewed by: RAJ



Job No.
19-0022

PLAT

Sheet No.
3
of 5

TREELAND
A FINAL PLAT OF



LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	9,129	0.2096
2	9,198	0.2112
3	8,969	0.2059
4	8,629	0.1981
5	9,382	0.2154
6	9,024	0.2077
7	8,566	0.1967
8	8,469	0.1944
9	8,450	0.1940
10	8,285	0.1902
11	7,532	0.1729
12	7,379	0.1694
13	7,500	0.1722
14	7,500	0.1722
15	7,500	0.1722
16	7,500	0.1722
17	7,500	0.1722
18	7,500	0.1722
19	7,500	0.1722
20	7,350	0.1687
21	8,001	0.1837
22	11,197	0.2570
23	11,513	0.2643
24	11,450	0.2629
25	11,252	0.2583
26	10,917	0.2506
27	10,506	0.2412
28	10,090	0.2316
29	9,680	0.2222
30	9,353	0.2147
31	9,162	0.2103
32	9,102	0.2089
33	9,100	0.2089
34	9,062	0.2080
35	9,003	0.2067
36	7,301	0.1676
37	7,490	0.1719
38	7,358	0.1689
39	7,693	0.1766
40	8,358	0.1919
41	8,638	0.1983
42	8,688	0.1994
43	7,347	0.1687
44	7,359	0.1689

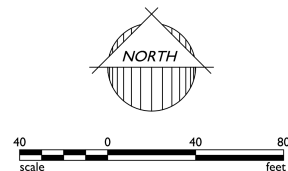
LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
45	7,323	0.1681
46	7,200	0.1653
47	7,200	0.1653
48	7,317	0.1680
49	7,268	0.1669
50	7,217	0.1657
51	7,206	0.1654
52	7,270	0.1669
53	7,311	0.1678
54	7,200	0.1653
55	7,200	0.1653
56	7,355	0.1689
57	7,363	0.1690
58	7,350	0.1687
59	7,200	0.1653
60	7,200	0.1653
61	7,210	0.1655
62	7,338	0.1685
63	7,338	0.1684
64	7,338	0.1685
65	7,217	0.1657
66	7,200	0.1653
67	7,207	0.1655
68	7,327	0.1682
69	7,330	0.1683
70	7,330	0.1683
71	7,286	0.1673
72	7,217	0.1657
73	7,206	0.1654
74	7,287	0.1673
75	7,323	0.1681
76	7,323	0.1681
77	7,312	0.1679
78	7,200	0.1653
79	7,200	0.1653
80	7,239	0.1662
81	7,344	0.1686
82	7,345	0.1686
83	7,345	0.1686
84	7,235	0.1661
85	7,200	0.1653
86	7,200	0.1653
TOTAL	687,759	15.7888

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT A	LANDSCAPE / OPEN SPACE / RETENTION / **PUE	21,538	0.4944
TRACT B	LANDSCAPE / OPEN SPACE / **PUE	3,833	0.0880
TRACT C	LANDSCAPE / OPEN SPACE / RETENTION / **PUE	67,381	1.5469
TRACT D	LANDSCAPE / OPEN SPACE / **PUE	2,200	0.0505
TRACT E	LANDSCAPE / OPEN SPACE / RETENTION / AMENITY / **PUE	52,303	1.2007
TRACT F	LANDSCAPE / OPEN SPACE / **PUE	6,459	0.1483
TRACT G	LANDSCAPE / OPEN SPACE / **PUE	2,658	0.0610
TRACT H	LANDSCAPE / OPEN SPACE / **PUE	2,658	0.0610
TRACT I	LANDSCAPE / OPEN SPACE / RETENTION / **PUE / **IRR	60,913	1.3984
TRACT PS	PRIVATE STREET TRACT, PUBLIC WATER & SEWER EASEMENT	185,552	4.2597
TOTAL		405,495	9.3089

OVERALL AREA TABLE		
PARCEL	AREA (SF)	AREA (AC)
122ND STREET	19,842	0.4555
CHANDLER HEIGHTS RD	94,626	2.1723
TOTAL	114,468	2.6278

- ## LEGEND
- | | |
|---|---|
|  | FND MON. IN HANDHOLE AS NOTED |
|  | SET BRASS CAP FLUSH |
|  | IRON PIPE AS NOTED |
|  | FND MON. AS NOTED |
|  | SET REBAR & CAP, RLS 3749S,
UNLESS OTHERWISE NOTED |
| FND | FOUND |
| MON. | MONUMENT |
| BCHH | BRASS CAP IN HAND HOLE |
| BCF | BRASS CAP FLUSH |
| BC | BRASS CAP |
| IP | IRON PIPE |
| SFNF | SEARCHED FOR NOT FOUND |
| MCR | MARICOPA COUNTY RECORDER |
| DOC. | DOCUMENT |
| DKT. | DOCKET |
| BK. | BOOK |
| PG. | PAGE |
| R/W | RIGHT OF WAY |
| PUE | PUBLIC UTILITY EASEMENT |
| SVE | 30'X30' SIGHT VISIBILITY EASEMENT |
| SDE | SIDEWALK EASEMENT |
| VNAE | VEHICULAR NON-ACCESS EASEMENT |
| RWCD | ROOSEVELT WATER CONSERVATION DISTRICT |
| IRR | IRRIGATION |
| WE | WATER EASEMENT |
| ESMT | EASEMENT |
| P/S | PRIVATE STREET |
| CWE | COMMON WALL EASEMENT |
|  | WATER EASEMENT DETAIL |
- BOUNDARY LINE

LOT LINE
SECTION LINE
MID-SECTION LINE
QUARTER-SECTION LINE
CENTER LINE ROAD
EXISTING R/W
EASEMENT LINE



TREELAND
CHANDLER, ARIZONA
FINAL PLAT

[illegible]

Drawn by: LFT
Reviewed by: RAJ

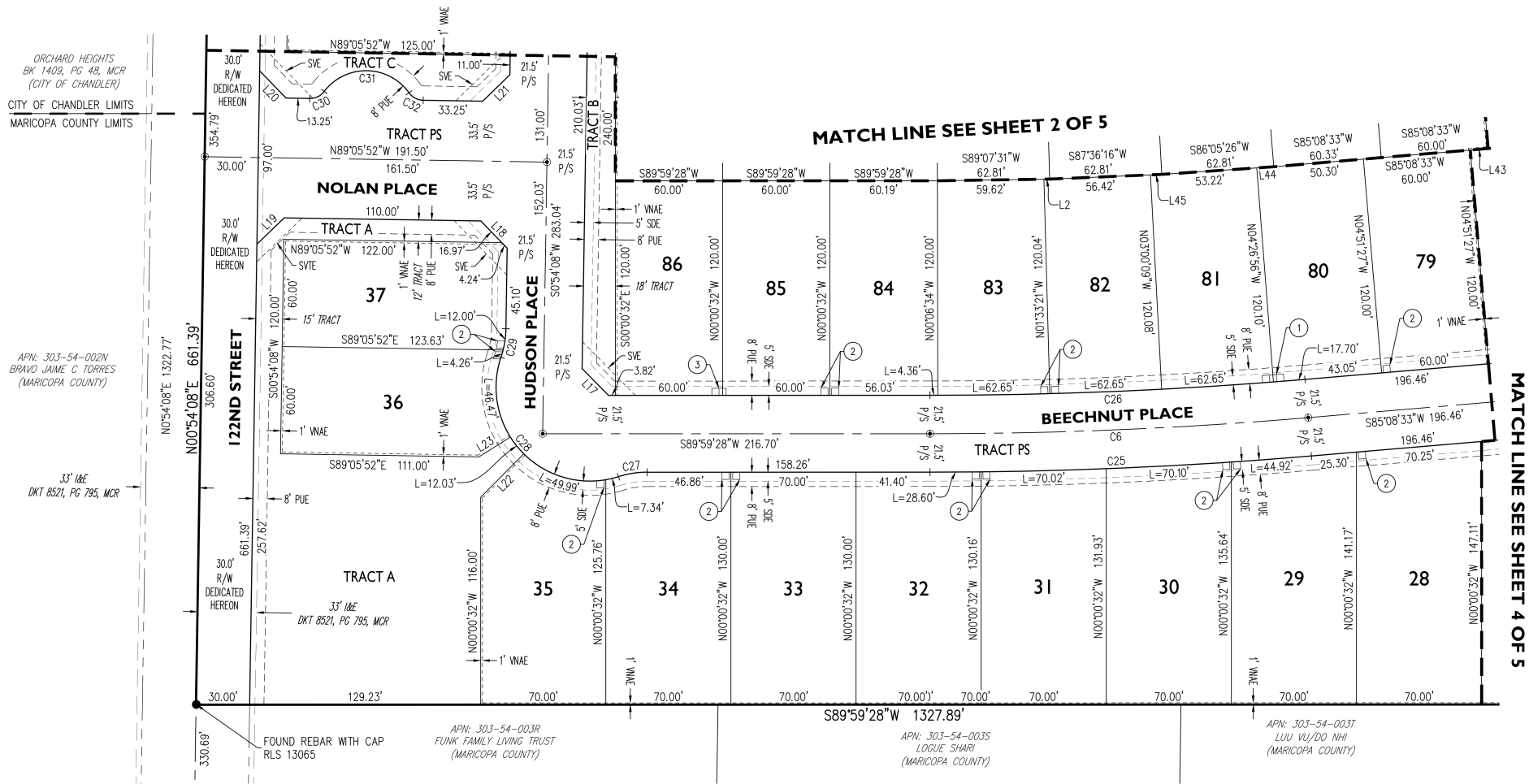


Job No.
19-0022

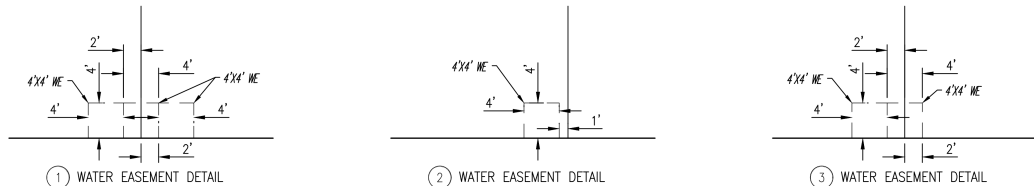
PLAT

Sheet No.
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of 5

TREELAND
A FINAL PLAT OF
A PORTION OF NORTHWEST QUARTER OF
SECTION 26, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE
GILA AND SALT RIVER MERIDIAN
CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA

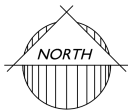


- LEGEND**
- FND MON. IN HANDHOLE AS NOTED
 - SET BRASS CAP FLUSH
 - IRON PIPE AS NOTED
 - FND MON. AS NOTED
 - SET REBAR & CAP, RLS 37495, UNLESS OTHERWISE NOTED
 - FND FOUND
 - MON. MONUMENT
 - BCHH BRASS CAP IN HAND HOLE
 - BCF BRASS CAP FLUSH
 - BC BRASS CAP
 - IP IRON PIPE
 - SFNF SEARCHED FOR NOT FOUND
 - MCR MARICOPA COUNTY RECORDER
 - DOC. DOCUMENT
 - DKT. DOCKET
 - BK. BOOK
 - PG. PAGE
 - R/W RIGHT OF WAY
 - P/S PRIVATE STREET
 - CWE COMMON WALL EASEMENT
 - WATER EASEMENT DETAIL
 - PUE PUBLIC UTILITY EASEMENT
 - SVE 30'X30' SIGHT VISIBILITY EASEMENT
 - SDE SIDEWALK EASEMENT
 - VNAE VEHICULAR NON-ACCESS EASEMENT
 - RWCD ROOSEVELT WATER CONSERVATION DISTRICT
 - IRR IRRIGATION
 - WE WATER EASEMENT
 - ESMT EASEMENT
 - BOUNDARY LINE
 - LOT LINE
 - SECTION LINE
 - MID-SECTION LINE
 - QUARTER-SECTION LINE
 - CENTER LINE ROAD
 - EXISTING R/W
 - EASEMENT LINE



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	259.22'	3063.00'	4°50'56"	259.14'	S87°34'01"W
C2	163.92'	1937.00'	4°50'56"	163.87'	N87°34'01"E
C3	187.87'	2220.00'	4°50'56"	187.82'	N87°34'01"E
C4	235.27'	2780.00'	4°50'56"	235.20'	S87°34'01"W
C5	211.32'	2497.00'	4°50'56"	211.25'	S87°34'01"W
C6	211.82'	2503.00'	4°50'56"	211.76'	N87°34'01"E
C7	10.86'	20.50'	30°21'24"	10.73'	S15°09'45"W
C8	48.59'	44.50'	62°33'39"	46.21'	S00°56'23"E
C9	11.52'	20.50'	32°12'15"	11.37'	S16°07'05"E
C10	11.52'	20.50'	32°12'15"	11.37'	N16°05'11"E
C11	48.59'	44.50'	62°33'39"	46.21'	N00°54'29"E
C12	10.86'	20.50'	30°21'24"	10.73'	N15°11'39"W
C13	257.40'	3041.50'	4°50'56"	257.32'	S87°34'01"W
C14	145.85'	3084.50'	2°42'33"	145.84'	S88°38'12"W
C15	16.27'	52.50'	17°45'10"	16.20'	S81°06'53"W
C16	115.86'	52.50'	126°26'25"	93.74'	N44°32'29"W
C17	16.27'	52.50'	17°45'10"	16.20'	N09°48'08"E
C18	237.09'	2801.50'	4°50'56"	237.01'	S87°34'01"W
C19	233.45'	2758.50'	4°50'56"	233.38'	S87°34'01"W
C20	16.27'	52.50'	17°45'10"	16.20'	N07°57'02"W
C21	114.14'	52.50'	124°34'16"	92.95'	N45°27'31"E
C22	16.27'	52.50'	17°45'10"	16.20'	S81°07'57"E
C23	209.50'	2475.50'	4°50'56"	209.43'	S87°34'01"W
C24	213.13'	2518.50'	4°50'56"	213.07'	S87°34'01"W
C25	213.64'	2524.50'	4°50'56"	213.58'	N87°34'01"E
C26	210.00'	2481.50'	4°50'56"	209.94'	N87°34'01"E
C27	16.27'	52.50'	17°45'10"	16.20'	N81°06'53"E
C28	115.84'	52.50'	126°24'59"	93.73'	S44°33'12"E
C29	16.27'	52.50'	17°45'10"	16.20'	N09°46'43"E
C30	9.34'	10.00'	53°29'31"	9.00'	S64°09'23"W
C31	55.08'	29.50'	106°59'02"	47.42'	N89°05'52"W
C32	9.34'	10.00'	53°29'31"	9.00'	N62°21'07"W
C33	16.27'	52.50'	17°45'10"	16.20'	S07°58'27"E
C34	114.17'	52.50'	124°35'41"	92.96'	S45°26'48"W
C35	16.27'	52.50'	17°45'10"	16.20'	N81°07'57"W
C36	181.05'	2198.50'	4°43'07"	181.00'	N87°30'06"E
C37	189.69'	2241.50'	4°50'56"	189.64'	N87°34'01"E
C38	16.27'	52.50'	17°45'10"	16.20'	S08°53'07"E
C39	114.71'	52.50'	125°11'34"	93.22'	S44°50'05"W
C40	16.71'	52.50'	18°14'19"	16.64'	N81°41'17"W
C41	135.40'	1915.50'	4°03'00"	135.37'	N87°10'03"E
C42	160.74'	1958.50'	4°42'09"	160.70'	N87°29'37"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°59'28"W	31.50'
L2	S89°07'31"W	3.20'
L3	S45°00'57"E	29.70'
L4	S30°20'27"W	2.15'
L5	S42°46'55"W	22.01'
L6	N46°26'12"W	20.68'
L7	N30°22'21"W	2.15'
L8	N44°59'03"E	21.21'
L9	S44°32'29"E	21.04'
L10	S29°41'18"W	10.13'
L11	N42°48'48"E	39.61'
L12	S45°27'31"W	21.39'
L13	N44°32'29"W	21.04'
L14	N45°27'31"E	21.39'
L15	N30°37'30"W	38.28'
L16	N17°30'01"W	32.03'
L17	S44°33'12"E	21.04'
L18	S44°05'52"E	21.21'
L19	N45°54'08"E	21.21'
L20	N44°05'52"W	21.21'
L21	S45°54'08"W	21.21'
L22	N44°48'50"E	34.21'
L23	N57°56'20"E	20.80'
L24	S45°26'48"W	21.38'
L25	S36°57'05"E	41.33'
L26	S44°59'28"W	21.21'
L27	N45°01'11"W	21.21'
L28	N44°58'45"E	21.22'
L29	S44°32'42"E	28.05'
L30	S89°59'28"W	23.70'
L31	S89°37'19"W	1.55'
L32	S88°38'31"W	4.12'
L33	S85°08'33"W	10.24'
L34	S85°08'33"W	10.24'
L35	S85°53'16"W	7.31'
L36	S87°31'42"W	3.66'
L37	N89°59'28"E	19.08'
L38	N89°31'42"E	1.94'
L39	N88°23'12"E	4.80'
L40	N87°01'45"E	7.65'
L41	N85°08'33"E	10.22'
L42	S85°08'33"W	10.24'
L43	S85°08'33"W	10.03'
L44	S86°05'26"W	9.59'
L45	S87°36'16"W	6.40'



C.O.C. LOG NO. PLT21-0017

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TREELAND
CHANDLER, ARIZONA
FINAL PLAT

Project

Revisions:



Drawn by: LFT
Reviewed by: RAJ



Job No.
19-0022

PLAT

Sheet No.
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