

DEDICATION:

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS THAT STELLAR PROPERTY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND STELLAR HANGERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNERS, HEREBY PUBLISHES THIS PLAT AS "A REPLAT OF STELLAR CITY AIR PARK" OVER A PORTION OF THE EAST HALF OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID PROPERTY BEING CORRECTLY DESCRIBED HEREIN AND SHOWN ON "A REPLAT OF STELLAR CITY AIR PARK", HEREBY DECLARES THAT "A REPLAT OF STELLAR CITY AIR PARK" SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS OF ALL LOTS SHOWN HEREON, THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON AREAS, THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ABUTTING LOT/TRACT/PARCEL OWNER. NO RIGHT OF WAY IS DEDICATED HEREON.

STELLAR PROPERTY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND STELLAR HANGERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS OWNERS DOES HEREBY GRANT AND CONVEY TO THE CITY OF CHANDLER, AN EMERGENCY VEHICULAR ACCESS EASEMENT ACROSS THE PROPERTY DEDICATE TO THE CITY OF CHANDLER.

STELLAR PROPERTY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND STELLAR HANGERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS OWNERS DOES HEREBY GRANT AND CONVEY TO THE CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION, AN EASEMENT FOR AVIATION PURPOSES OVER AND ACROSS ALL LOTS, TRACTS, AND PARCELS OF "A REPLAT OF STELLAR CITY AIR PARK" IN CONNECTION WITH FLIGHTS FROM THREE HUNDRED FIFTY (350) FEET ABOVE THE SURFACE TO AN INFINITE HEIGHT ABOVE THE SAME, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THE LAND, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT OR TAKING OFF FROM, OR OPERATING AT, OR ON, STELLAR AIRPARK; AND THE OWNERS (GRANTORS) DOES FURTHER RELEASE AND DISCHARGE THE CITY, FOR THE USE AND BENEFIT OF THE PUBLIC AND AGENCIES OF THE CITY AND FROM ALL LIABILITIES AND CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER OR IN CONNECTION WITH THE OWNERS' PROPERTY ABOVE THREE HUNDRED FIFTY (350) FEET, TO AN INFINITE HEIGHT ABOVE SAME, WHETHER SUCH DAMAGES SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON STELLAR AIRPARK.

THE GRANTING OF THIS AVIATION EASEMENT AND RELEASE DOES NOT RELIEVE THE OWNERS AND OPERATORS OF AIRCRAFT FROM LIABILITY FOR DAMAGES OR INJURY TO PERSONS OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES.

THIS AVIATION EASEMENT AND RELEASE SHALL BE BINDING UPON SAID OWNERS AND THEIR HEIRS, ASSIGNS AND SUCCESSORS IN INTEREST TO ALL LOTS, TRACTS, AND PARCELS IN THE "A REPLAT OF STELLAR CITY AIR PARK" AND THE STATEMENT OF RELEASE SHALL BE A COVENANT RUNNING WITH THE LAND.

ALL TRACTS THAT 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. IT SHALL BE CONVEYED BY WARRANTY (OR SPECIAL WARRANTY) DEED TO THE OWNER. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.

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.

IN WITNESS WHEREOF, STELLAR PROPERTY LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND STELLAR HANGERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS OWNERS HAS HEREUNTO CAUSED THEIR NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER, THEREUNTO DULY AUTHORIZED THIS DAY _____ OF _____, 2022.

STELLAR PROPERTY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY BOB GOTTILB MANAGER DATE

STELLAR HANGERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY BOB GOTTILB MANAGER DATE

ACKNOWLEDGMENT:

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

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__

PARENT LEGAL DESCRIPTION: (PARCEL 1)

THE COMMON ELEMENTS TOGETHER WITH LOTS B16-B24, C22-C31 AND D32-D38 OF "THE WINDS ALOFT HANGARS AT STELLAR AIRPARK" CONDOMINIUM PLAT RECORDED IN BOOK 1241 OF MAPS, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARENT LEGAL DESCRIPTION: (PARCEL 2)

THAT PORTION OF THE EAST HALF OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 35 FROM WHICH THE SOUTH QUARTER SAID SECTION BEARS SOUTH 00 DEGREES 52 MINUTES 37 SECONDS EAST (BASIS OF BEARING), A DISTANCE OF 5301.65 FEET THEREFROM;

THENCE SOUTH 00 DEGREES 52 MINUTES 37 SECONDS EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35; A DISTANCE OF 2633.79 FEET TO THE CENTER OF SAID SECTION 35;

THENCE NORTH 89 DEGREES 42 MINUTES 01 SECONDS EAST, A DISTANCE OF 325.71 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST QUARTER OF LOT 1, AS DESCRIBED IN "A MINOR LAND DIVISION OF STELLAR CITY AIRPARK" AS RECORDED IN BOOK 1406 OF MAPS, PAGE 40, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 00 DEGREES 07 MINUTES 40 SECONDS EAST, A DISTANCE OF 98.00 FEET;

THENCE NORTH 89 DEGREES 42 MINUTES 01 SECONDS EAST, A DISTANCE OF 396.69 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48 DEGREES 31 MINUTES 48 SECONDS, AN ARC LENGTH OF 16.84 FEET TO A POINT OF TANGENT REVERSE CURVATURE TO THE RIGHT, CONCAVE SOUTHERLY HAVING A RADIUS OF 65.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 105 DEGREES 52 MINUTES 20 SECONDS, AN ARC LENGTH OF 101.63 FEET;

THENCE NORTH 89 DEGREES 42 MINUTES 01 SECONDS EAST, A DISTANCE OF 180.54 FEET;

THENCE NORTH 00 DEGREES 02 MINUTES 41 SECONDS EAST, A DISTANCE OF 97.99 FEET TO A POINT ON THE SOUTH LINE OF LOT 2 AS DESCRIBED IN "A MINOR LAND DIVISION OF STELLAR CITY AIRPARK", AS RECORDED IN BOOK 1406 OF MAPS, PAGE 40, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 89 DEGREES 42 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 680.03 FEET TO THE POINT OF BEGINNING.

NOTES:

1. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
2. ALL LOT, PARCEL AND TRACT MONUMENTATION TO BE SET AS A 1/2 INCH REBAR WITH CAP STAMPED "RLS 53151" AT COMPLETION OF MASS GRADING
3. 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.
4. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
5. THIS PLATTED AREA FALLS WITHIN STELLAR CITY AIR PARK POTENTIAL AIRPORT INFLUENCE AREA AND IS SUBJECT TO AIRCRAFT NOISE AND OVERFLIGHT ACTIVITY, AND IS ENCUMBERED BY AN AVIATION EASEMENT GRANTED TO THE CITY OF CHANDLER.
6. 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 REPLAT OF STELLAR CITY AIR PARK OF

TRACT 'C' AND A PORTION OF TRACT 'D' OF STELLAR CITY AIR PARK, A SUBDIVISION RECORDED IN BOOK 123 OF MAPS, PAGE 44, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE EAST HALF OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

- LEGEND**
- RIGHT OF WAY
 - ASSESSOR PARCEL NUMBER
 - MARICOPA COUNTY RECORDS
 - MEASUREMENTS PER DOCUMENTS
 - SHOWN IN "SURVEYOR'S NOTES" AS
 - RECORDED IN THE MCR'S OFFICE
 - EASEMENT AS SHOWN IN LIST ON SHEET RP-2
 - MONUMENT AS SHOWN IN LIST ON SHEET RP-2
 - EXISTING PARCEL LINE
 - NEW LOT LINE
 - MONUMENT LINE
 - STREET RIGHT-OF-WAY LINES
 - STAMPED "RLS 58841"
 - FOUND BRASS CAP IN HANDHOLE
 - FOUND MONUMENT AS NOTED
 - MONUMENT TO BE SET AT COMPLETION OF MASS GRADING

BASIS OF BEARINGS:

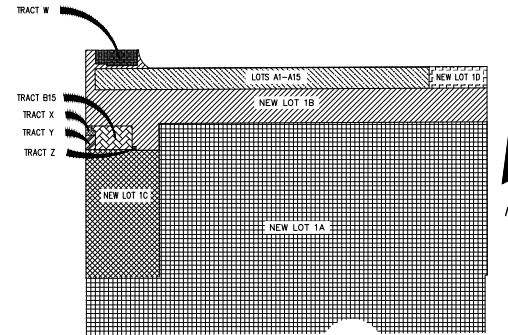
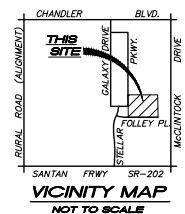
A BEARING OF SOUTH 00°52'37" EAST AS SHOWN, ON THE NORTH-SOUTH MID-SECTION LINE OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 4 EAST, AS SHOWN ON CONDOMINIUM PLAT OF "WINDS ALOFT HANGARS AT STELLAR AIRPARK" RECORDED IN BOOK 1241 OF MAPS, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA.

SURVEYOR'S NOTES:

1. FOUND MONUMENTS ARE AS DESCRIBED HEREON.
2. ALL MONUMENTS SET BY THIS SURVEYOR ARE IDENTIFIED AS BEING A 1/2 INCH X 18 INCH REBAR WITH BRASS TAG STAMPED RLS 53151 ATTACHED THERETO, UNLESS OTHERWISE NOTED HEREON.
3. ALL DISTANCE ARE AS MEASURED BY THIS SURVEYOR UNLESS OTHERWISE NOTED
4. (R) = MEASUREMENTS PER DOCUMENTS RECORDED IN THE MARICOPA COUNTY, ARIZONA RECORDER'S OFFICE (MCR)
 - R1. A CONDOMINIUM PLAT OF "WINDS ALOFT HANGARS AT STELLAR AIRPARK", RECORDED IN BOOK 1241, PAGE 47 (MCR)
 - R2. A SUBDIVISION MAP OF "STELLAR CITY AIR PARK", RECORDED IN BOOK 123, PAGE 44 (MCR)
 - R3. A RECORD OF SURVEY RECORDED IN BOOK 969, PAGE 41 (MCR)

AREA SUMMARY

PARCEL AREA TABLE			
PARCEL #	SQ.FT.	ACRES	LOT STATUS
LOTS A1-A14	20,634	0.4737	EXISTING LOTS NOT A PART
NEW LOT 1A	211,279	4.8503	NEW LOT PER THIS PLAT
NEW LOT 1B	43,802	1.0056	NEW LOT PER THIS PLAT
NEW LOT 1C	27,133	0.6229	NEW LOT PER THIS PLAT
NEW LOT 1D	3,644	0.0837	NEW LOT PER THIS PLAT
PARCEL 1	246,572	5.6605	EXISTING PARENT PARCEL
PARCEL 2	64,959	1.4913	EXISTING PARENT PARCEL
TRACT B15	2,568	0.0590	EXISTING TRACT NOT A PART
TRACT W	1,838	0.0422	EXISTING TRACT NOT A PART
TRACT X	207	0.0048	EXISTING TRACT NOT A PART
TRACT Y	393	0.0090	EXISTING TRACT NOT A PART
TRACT Z	33	0.0007	EXISTING TRACT NOT A PART



KEY MAP NOT TO SCALE

DEVELOPER:

STELLAR PROPERTY LLC
bob@starpark.com
209 S. STELLAR PARKWAY
CHANDLER, ARIZONA 85226
PHONE: (480) 961-9050

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 REPLAT OVERALL
SHEET 3 REPLAT DETAILS

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS FINAL PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREON HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JOHN W. MARSHALL, R.L.S.
ARIZONA REG. NO. 53151
9831 S. 51ST STREET, SUITE C-110
PHOENIX, AZ 85044

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 _____, 20__

MAYOR DATE

ATTEST:

CITY CLERK DATE

A REPLAT OF STELLAR AIRPARK

HESS - ROUNTREE, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
9831 SOUTH 51ST STREET, SUITE C110
PHOENIX, ARIZONA 85044 (480) 961-9244

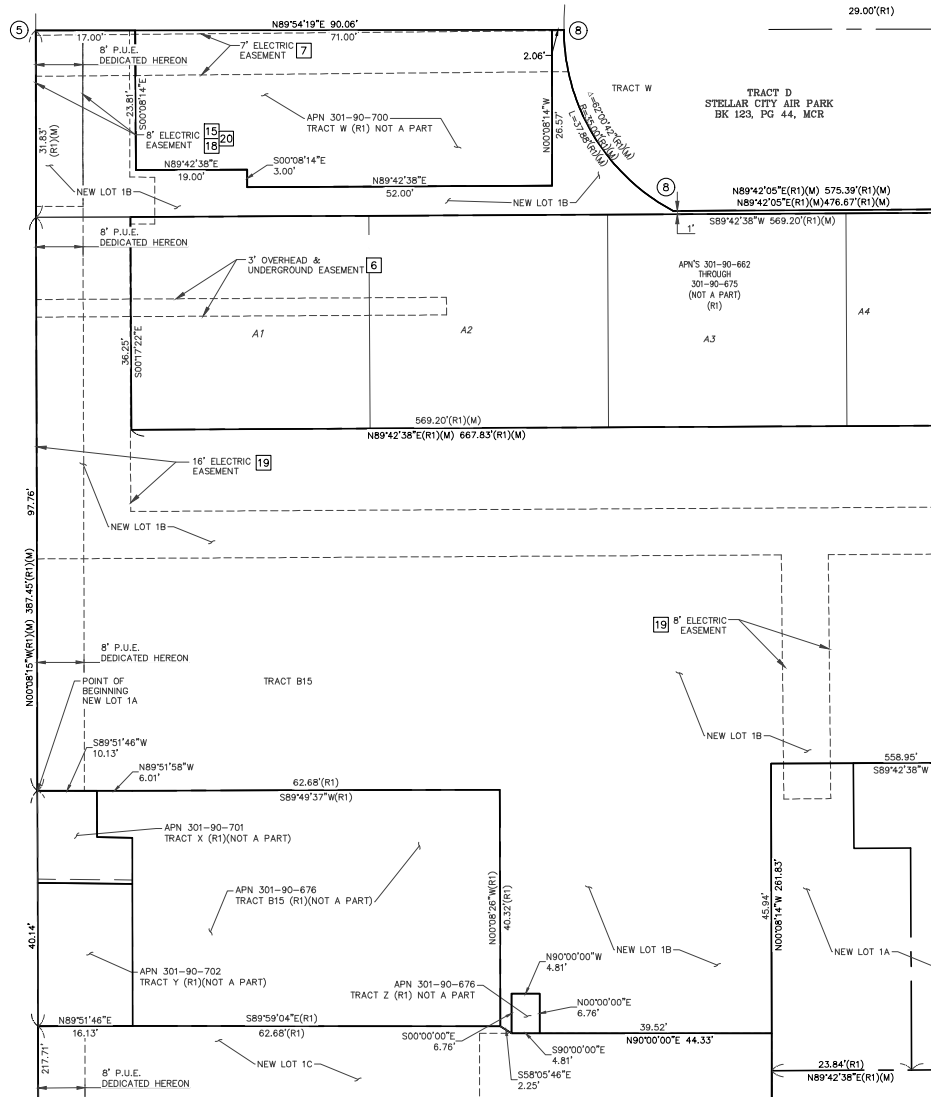
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SHEET 1 OF 3

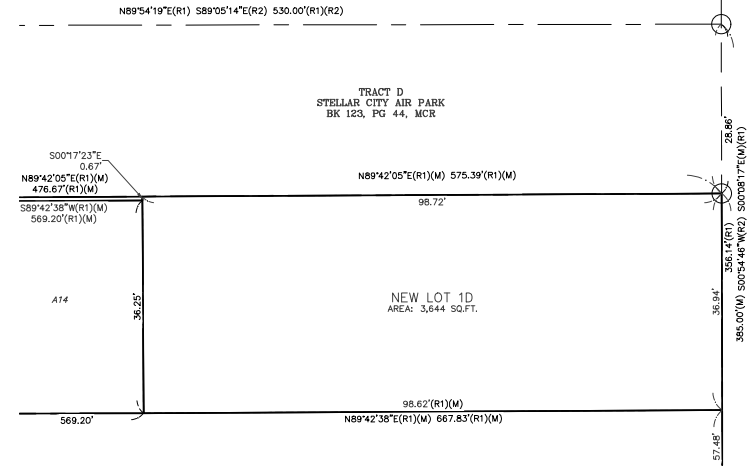
C.O.C. LOG NO. PLT21-0035



A REPLAT OF STELLAR CITY AIR PARK



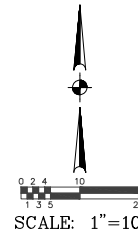
DETAIL 'A'
SCALE: 1"=10'



DETAIL 'B'
SCALE: 1"=10'

LEGEND

- R/W RIGHT OF WAY
- FOUND BRASS CAP FLUSH
- A.P.N. ASSESSOR PARCEL NUMBER
- MCR MARICOPA COUNTY RECORDS
- (R#) MEASUREMENTS PER DOCUMENTS SHOWN IN "SURVEYOR'S NOTES" AS RECORDED IN THE MCR'S OFFICE
- EASEMENT AS SHOWN IN LIST ON SHEET RP-2
- MONUMENT AS SHOWN IN LIST ON SHEET RP-2
- EXISTING PARCEL LINE
- NEW LOT LINE
- MONUMENT LINE
- STREET RIGHT-OF-WAY LINES
- FOUND 1/2" REBAR WITH CAP STAMPED "R.L.S. 58841"
- FOUND PK NAIL AND TAG, STAMPED "R.L.S. 58841"
- FOUND BRASS CAP IN HANDHOLE FOUND MONUMENT AS NOTED



**A REPLAT
OF
STELLAR CITY AIR PARK**

HESS - ROUNTREE, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
9831 SOUTH 51ST STREET, SUITE C110
PHOENIX, ARIZONA 85044 (480)485-0244

H-R #1210-03
SHEET 3 OF 3

C.O.C. LOG NO. PLT21-0035