



PSWC Architects

ARCHITECTURE
PLANNING
INTERIOR DESIGN

October 21, 2022

City of Chandler, Development Services Dept. Planning Division
215 E Buffalo St, Chandler,
AZ 85225

Subject: PROJECT NARRATIVE FOR REZONING AND AREA PLAN
AMENDMENT FOR A PROPOSED NEW 2-STORY SHELL GENERAL
OFFICE AND MEDICAL OFFICE BUILDING - PLH22-0006/PLH22-0007
Assessor's parcel number: 303-63-31

To whom it may concern:

The proposed project is a new 2-story, 47k s.f. shell office building. This project is proposed for rezoning and Area Plan amendment for use as general office and medical office.

A parking reduction and landscape setback reduction is being requested. Additionally, an additional landscape setback is requested on the east property line from 20' to 18' to accommodate the additional 26' wide drive access around the building as requested by the Fire Department.

DEVELOPMENT OVERVIEW

Architectural Features:

The project is designed utilizing compatible exterior finishes to the adjacent memory care with a slightly more modern and updated look that is desired for an office building of this type. The building will be of Type Vb construction (any material permitted by code) with a main lobby, public restrooms, central core elevators, egress stairs at the lobby and building ends. Exterior finishes will be glass, CMU, simulated wood planking, metal fascia panels and stucco. The roof will be flat roof with parapets tall enough to conceal all of the building's mechanical units. The interior tenant improvements will be built out as the spaces are leased and is intended to house medical office and general office space to serve the adjacent community.

Site Design Features:

The site will accommodate the storm water runoff generated from the required rainfall event. The design will incorporate both surface as well as underground storm water retention. Drainage of the storm water will be through an onsite drywall. The site contains a paved parking area with stalls in compliance with the Chandler parking standard for a medical office building use. The site will contain concrete walkways as required to serve the building and site.

The site parking will all be above ground and designed to meet the Chandler zoning code. There are two consecutive passenger loading zones for drop-off and pickup of patients.

Signage:

All signage shall comply with the City of Chandler's Sign code.

Landscaping Design Features:

The landscape design intent is to match the existing adjacent memory care and comply with the City of Chandler landscaping requirements. We will be using low water use, attractive, flowering trees, shrubs and ground cover. The irrigation system will be a low flow, high efficiency drip system guaranteeing 100% coverage to all landscape areas.

Probable Rezoning Impact on Cost of Constructing Housing:

The rezoning of this parcel and proposed project will have no effect on the cost of constructing housing in the area.

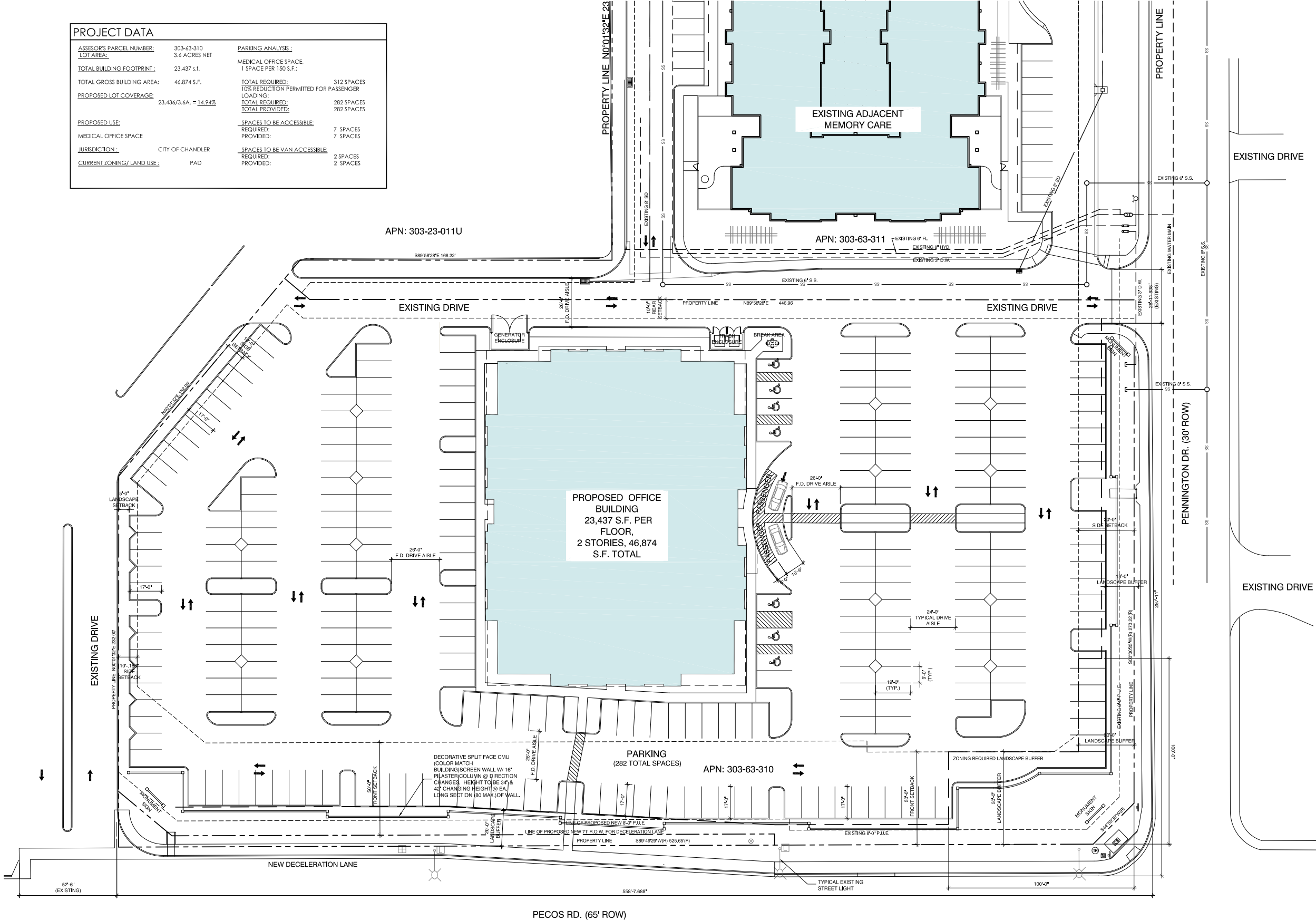
Sincerely,



Corey Wissenback AIA, NCARB
Project Architect

PROJECT DATA

ASSESSOR'S PARCEL NUMBER:	303-63-310	PARKING ANALYSIS:	
LOT AREA:	3.6 ACRES NET	MEDICAL OFFICE SPACE:	1 SPACE PER 150 S.F.:
TOTAL BUILDING FOOTPRINT:	23,437 s.f.	TOTAL REQUIRED:	312 SPACES
TOTAL GROSS BUILDING AREA:	46,874 S.F.	10% REDUCTION PERMITTED FOR PASSENGER LOADING:	
PROPOSED LOT COVERAGE:	23,436/3.6A. = 14.94%	TOTAL REQUIRED:	282 SPACES
		TOTAL PROVIDED:	282 SPACES
PROPOSED USE:		SPACES TO BE ACCESSIBLE:	
MEDICAL OFFICE SPACE		REQUIRED:	7 SPACES
		PROVIDED:	7 SPACES
JURISDICTION:	CITY OF CHANDLER	SPACES TO BE VAN ACCESSIBLE:	
CURRENT ZONING/ LAND USE:	PAD	REQUIRED:	2 SPACES
		PROVIDED:	2 SPACES



PROPOSED SITE PLAN - CHANDLER, AZ

SCALE : 1" = 20'-0"

PRELIMINARY NOT FOR CONSTRUCTION - FOR CITY REVIEW ONLY

Signature

Architect



1800 VILLAGE CENTER CIR.
SUITE 3-475
LAS VEGAS, NEVADA 89134
TELEPHONE: (702) 259-0011
FACSIMILE: (702) 259-0080

OWNER

AVENIR

11648 E. Shea Blvd.
#101
Scottsdale, Az, 85259

Project

PROPOSED
CONSTRUCTION
FOR THE:
**CHANDLER
SHELL
OFFICE
BUILDING**

1760 W. Pecos Rd.
Chandler, Az 85224
APN:303-63-310

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"architectural work" under section 102 of the Copyright Act 17 U.S.C. as
amended December 1, 1994. A notice of architectural and/or copyright
protection and of 1994. The protection includes but is not limited to the owner
from all and the management & construction of spaces & elements of the
building. Under such protection, unauthorized use of these plans, work or
forms represented can legally result in the creation of such construction or
buildings being subject and/or liable.

REVISION:	DATE:

DATE:	10-21-22
PSWC JOB NO.:	
DRAWN BY:	CW
CHECKED BY:	TW
SCALE:	AS NOTED

SHEET TITLE:

PRELIMINARY
SITE PLAN

SHEET NO:

SITE-1



Signature

Architect



1800 VILLAGE CENTER CIR.
SUITE 3-475
LAS VEGAS, NEVADA 89134

TELEPHONE: (702) 259-0011

FACSIMILE: (702) 259-0080

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amended December 1, 1993. The protection includes but is not limited to the overall
form as well as the arrangement & composition of spaces & elements of the
plan. Under such protection, unauthorized use of these plans, work or
forms represented on legal result in the creation of such construction or
building being subject and/or liable.

REVISION:	DATE:

DATE:	4-26-22
PSWC JOB NO.:	
DRAWN BY:	CW
CHECKED BY:	TW
SCALE:	AS NOTED

SHEET TITLE:
**PRELIMINARY
ELEVATIONS**

SHEET NO:
SITE-3



PROPOSED WEST ELEVATION (REAR)

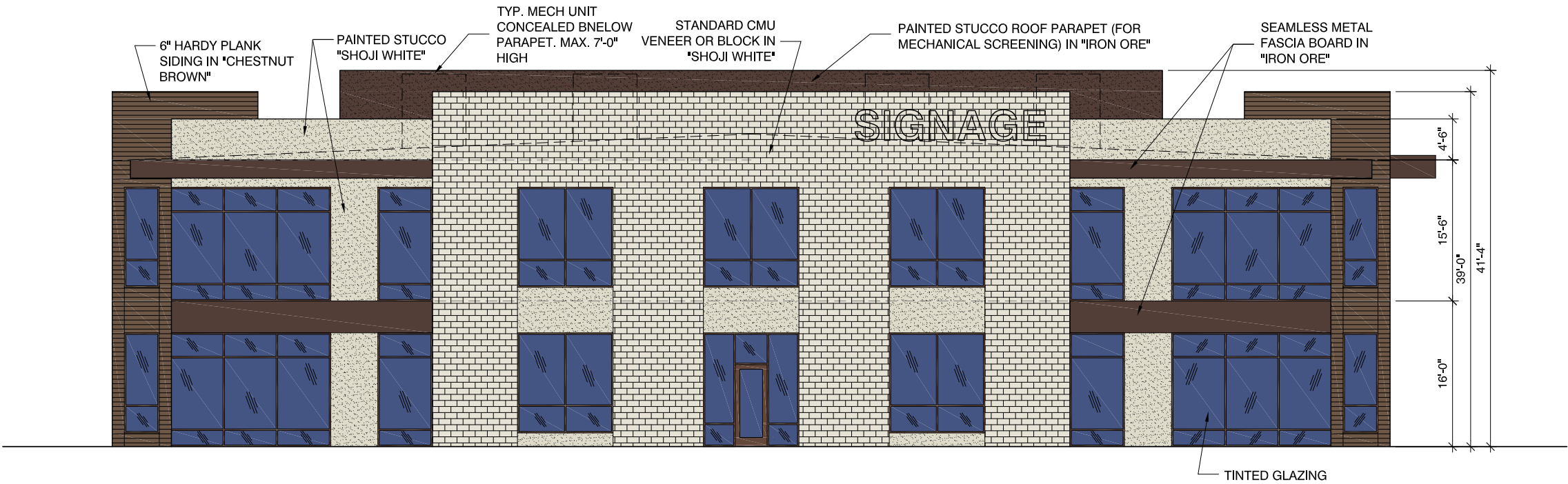
SCALE : 3/16" = 1'-0"



PROPOSED EAST ELEVATION (FRONT)

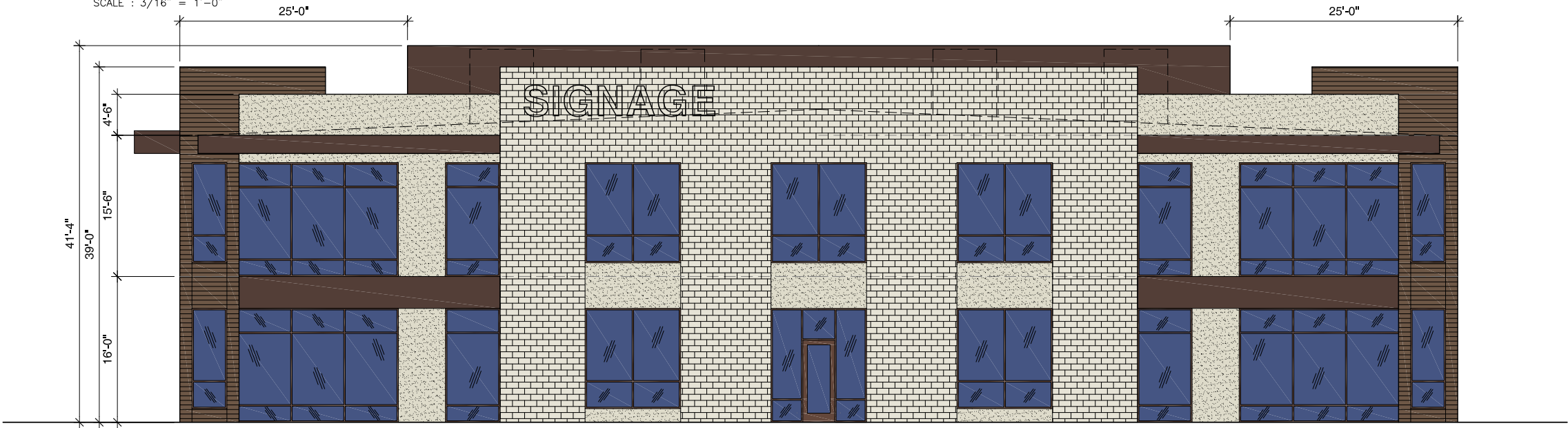
SCALE : 3/16" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION - FOR CITY REVIEW ONLY



PROPOSED SOUTH ELEVATION (SIDE)

SCALE : 3/16" = 1'-0"



PROPOSED NORTH ELEVATION (SIDE)

SCALE : 3/16" = 1'-0"

Signature

Architect

PSWC Architects

ARCHITECTS
PLANNING
DESIGN

1800 VILLAGE CENTER CIR.
SUITE 3-475
LAS VEGAS, NEVADA 89134
TELEPHONE: (702) 259-0011
FACSIMILE: (702) 259-0380

OWNER

AVENIR

11648 E. Shea Blvd.
#101
Scottsdale, Az, 85259

Project

**PROPOSED
CONSTRUCTION
FOR THE:
CHANDLER
SHELL
OFFICE
BUILDING**

1760 W. Pecos Rd.
Chandler, Az 85224
APN#303-63-310

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REVISION:	DATE:

DATE:	4-26-22
PSWC JOB NO.:	
DRAWN BY:	CW
CHECKED BY:	TW
SCALE:	AS NOTED

SHEET TITLE:

**PRELIMINARY
ELEVATIONS**

SHEET NO:

SITE-4





LANDSCAPE LEGEND

- CERCIDIUM 'HYBRID'
—DESERT MUSEUM PALO VERDE
2" CALIP., 6.5T, 4.5W
- EXISTING TREE
PROTECT FROM
CONSTRUCTION
- QUERCUS VIRGINIANA
LIVE OAK
2" CALIP., 7T, 4W
- PHOENIX DACTYLIFERA
DATE PALM
20' T.F. (MATCHING, STRAIGHT, DIAMOND
CUT, NO AERIAL ROOTS)
- CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
- DASYLIRION WHEELERII
DESERT SPOON
5 GALLON
- ROSEMARINUS PROSTRATA
TRAILING ROSEMARY
5 GALLON
- LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON
- CONVOVULUS CNEORUM
BUSH MORNING GLORY
1 GALLON
- 1/2" SCREENED APACHE BROWN
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

T&M
ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
ARCHITECTURE
SITE DESIGN
SITE PLANNING
10460 N. 7TH AVENUE, SUITE 100
SCOTTSDALE, ARIZONA 85258
P. (602) 285-0320
EMAIL: timquien@tjma.net

AVENIR OFFICE
NWC PECOS ROAD AND PENNINGTON DRIVE
CHANDLER, ARIZONA

NUMBER	REVISION	DATE



SHEET TITLE:	LANDSCAPE
ISSUE DATE:	06.10.22
DRAWN BY:	STAFF
CHECKED BY:	TJMCO
PROJECT No.:	22124
SHEET:	La.01

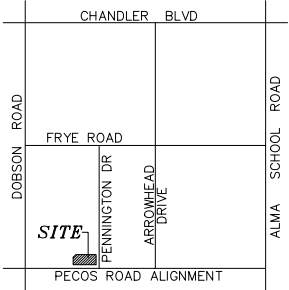
AVENIR OFFICE
NWC PECOS ROAD & PENNINGTON DR, CHANDLER
PRELIMINARY GRADING & DRAINAGE PLAN

APN: 303-63-311
CHANDLER MEMORY CARE, LLP

OWNER / DEVELOPER
PALMS SENIOR LIVING LLLP
11648 E SHEA BLVD STE 101
SCOTTSDALE AZ 85259
MATT WHALEN
480.451.8200

ARCHITECT
COREY WISSENBACK, AIA
PSWC ARCHITECTS
702.259.0011

SURVEYOR
S&W LAND SURVEYING SERVICES
11042 N 24TH AVE, S104
PHOENIX AZ 85029
602.368.8644



VICINITY MAP
SW 1/4, SECTION 32, T1S, R5E
(NOT TO SCALE)

LEGAL DESCRIPTION
LOT 1, PALMS RESORT RETIREMENT COMMUNITY,
MINOR LAND DIVISION, AS RECORDED IN BOOK
1066 OF MAPS, PAGE 26, RECORDS OF MARICOPA
COUNTY, ARIZONA.

SITE DATA
APN: 303-63-310
ZONING: PAD
NET LOT AREA: 158,084 SF = 3.6 ACRES
TOTAL ON-SITE DISTURBED AREA: 3.6 ACRES

BENCHMARK
FOUND BRASS CAP IN HANDHOLE AT THE INTERSECTION
OF FAIRVIEW STREET AND THE SOUTH ENTRY TO
CHANDLER HOSPITAL; 830 FEE EAST OF DOBSON ROAD,
ONE QUARTER MILE NORTH OF PECOS ROAD.

ELEVATION = 1195.85 NAVD'88 (CITY OF CHANDLER
BENCH MARK 37A)

FEMA FIRM
PER MAP 04013C2740M, DATED 11/4/2015, THE
PROPERTY IS WITHIN FLOOD ZONE X.

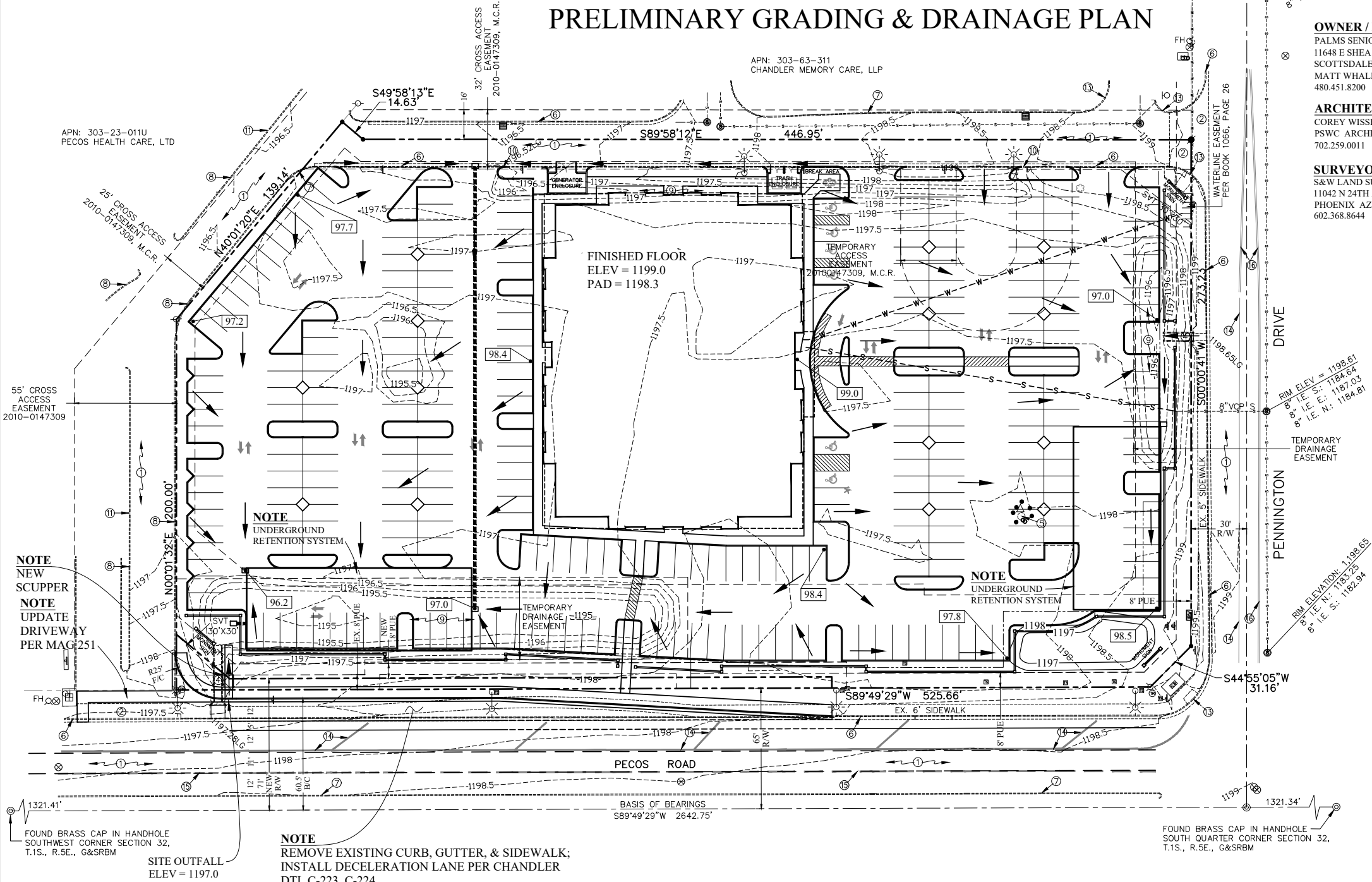
RETENTION CALCS
RETENTION PROVIDED FOR THE LOT PLUS THE 2 HALF
STREETS.

VOLUME CALCULATIONS
 $V = (1.1)(2.2' / 12)(204,728 \text{ SF})(0.90) = 37,158 \text{ CF}$
LOT AREA: 158,084 SF
HALF STREET AREA: 46,644 SF
LANDSCAPE AREA: 23,610 SF
HARDSCAPE: 181,118 SF
 $CW = [(0.95)(181,118) + (0.5)(23,610)] / 204,728 = 0.90$

VOLUME TO BE PROVIDED WITH A HIGH WATER OF
1196.0 (AT LEAST 12" LOWER THAN LOWEST STREET
SCUPPER). THE SYSTEM WILL BE DESIGNED SO THAT
NO MORE THAN 6" WILL POND ON THE PAVEMENT

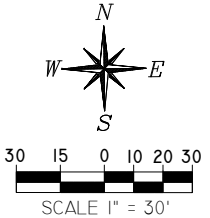
USING THE MC-3500 STORMTECH SYSTEM
WITH 9" STONE BASE, 178.9 CF OF VOLUME PER
CHAMBER: 178.9 X 207 CHAMBERS = 37,032 CF
THE REMAINING MINOR RETENTION WOULD BE
WITHIN A LANDSCAPED RETENTION BASIN(S) OR ON
PARKING SURFACES. DURING FINAL DESIGN PLANS
SOME ADJUSTMENTS COULD BE MADE; HOWEVER, THE
BULK OF THE RETENTION WILL BE PLACED
UNDERGROUND. THE UNDERGROUND SYSTEM WILL
BE CONNECTED TO DRYWELLS; FURTHERMORE, THE 2
SYSTEMS WILL BE CONNECTED FOR EQUALIZATION.

SITE WILL OUTFALL TO THE RIGHT OF WAY AT THE
SOUTHWEST CORNER AT THE NEW SCUPPER LIP
ELEVATION ≈ 1197.0
DRY-UP IS BY PERCOLATION AND DRYWELLS

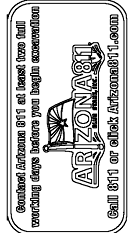


- TOPOGRAPHIC SYMBOL LEGEND**
- BACKFLOW PREVENTER VALVE
 - FIRE HYDRANT
 - WATER VALVE
 - FIRE DEPARTMENT CONNECTION VALVE
 - WATER VAULT
 - SRP IRRIGATION CONTROL BOX
 - CATCH BASIN
 - IRRIGATION CONTROL VALVE
 - SANITARY SEWER MANHOLE
 - TELEPHONE RISER
 - TRAFFIC SIGNAL CONTROL BOX
 - POSSIBLE POWER VAULT
 - STREET LIGHT POLE
 - SIGN
 - CUT OFF METAL/CONCRETE SIGN BASE
 - 2 INCH METAL PIPE BOLLARD
 - 6 INCH CUT OFF STEEL SIGN BASE POLE
 - TREE
 - PALM TREE
 - HAND RAIL

- EXISTING TOPOGRAPHIC NOTES**
- ASPHALT SURFACE
 - CONCRETE DRIVEWAY
 - CONCRETE SIDEWALK
 - CONCRETE SCUPPER
 - MISCELLANEOUS CONCRETE
 - CURB AND GUTTER
 - SINGLE CURB
 - EXTRUDED CURB
 - RETENTION BASIN
 - 3 FOOT CURB OPENING
 - 2 FOOT CURB OPENING
 - EXISTING GROUND
 - HANDICAP RAMP
 - SOLID WHITE PAINT STRIPE
 - DASHED WHITE PAINT STRIPE
 - SOLID DOUBLE YELLOW PAINT STRIPE



LEGEND
DRAINAGE DIRECTION
FINISHED ELEVATION
EX. CONTOUR ELEVATION



**GRADING & DRAINAGE
ENGINEERS, INC**
6612 WEST GOLD MOUNTAIN PASS, PHOENIX AZ 85083
602-381-3371
INFO@GDEENGINEERS.COM
God is the builder of everything. -HEBREWS 3:4



AVENIR OFFICE
NWC PECOS RD & PENNINGTON DR
PRELIM. GRADING & DRAINAGE PLAN

05/05/22

JOB NO.
21-1839

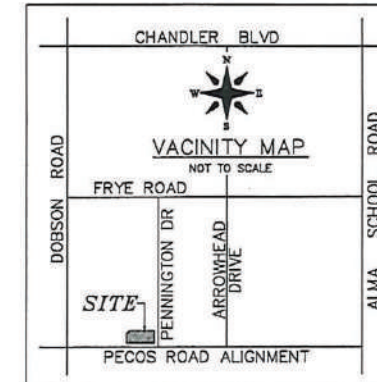
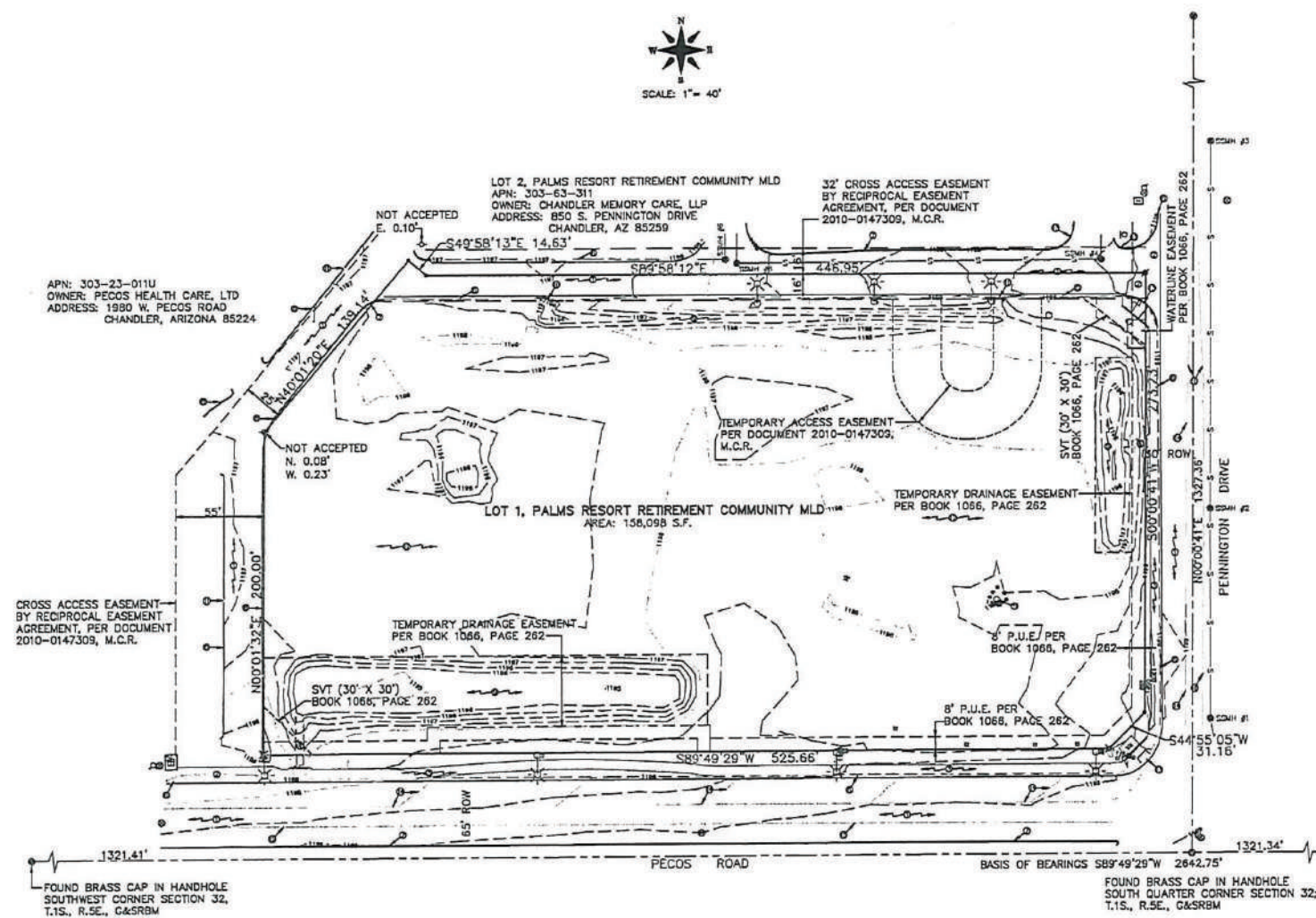
SHEET

1 OF 1

PRE 21-0033

BOUNDARY AND TOPOGRAPHIC SURVEY

LOT 1, PALMS RESORT RETIREMENT COMMUNITY MINOR LAND DIVISION, AS RECORDED IN BOOK 1066 OF MAPS, PAGE 26, MARICOPA COUNTY RECORDS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



PROPERTY OWNER

PALMS SENIOR LIVING LLP
11648 E. SHEA BLVD, STE 101
SCOTTSDALE, AZ 85259
CONTACT: MATT WHALEN
PH: 480-451-8200

PROPERTY ADDRESS

NO ADDRESS CURRENTLY ASSIGNED
APN 303-63-310
CHANDLER, ARIZONA 85224

UTILITY STATEMENT

THE UNDERGROUND UTILITIES AS SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

FLOOD ZONE INFORMATION

FLOOD INSURANCE RATE MAP NUMBER 04013C2740M
MAP REVISION DATE OF NOVEMBER 04, 2015

ZONE "X", 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.

FLOOD ZONE DESIGNATION PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

REFERENCE DOCUMENTS

PALMS RESORT RETIREMENT COMMUNITY MLD PER BOOK 1066 OF MAPS, PAGE 26, M.C.R.

BASIS OF BEARINGS

SOUTH 89 DEGREES 49 MINUTES 29 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE MERIDIAN, AS SHOWN ON THE MINOR LAND DIVISION OF PALMS RESORT RETIREMENT COMMUNITY, RECORDED IN BOOK 1066 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTION

LOT 1, PALMS RESORT RETIREMENT COMMUNITY, MINOR LAND DIVISION, AS RECORDED IN BOOK 1066 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA.

BENCHMARK

FOUND BRASS CAP IN HANDHOLE AT THE INTERSECTION OF FAIRVIEW STREET AND THE SOUTH ENTRY TO CHANDLER HOSPITAL; 830 FEET EAST OF DOBSON ROAD, ONE QUARTER MILE NORTH OF PECOS ROAD.

ELEVATION: 1195.85 FEET NAVD83 (CITY OF CHANDLER BENCH MARK 37A)

SURVEYOR'S NOTES

1.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ALL EASEMENTS OF RECORD.

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS RESULT OF SURVEY MAP CONSISTING OF 1 SHEET WAS MADE IN ACCORDANCE WITH THE "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS" AND REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF DECEMBER, 2021; THAT THE SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE MONUMENTS SHOWN ACTUALLY EXIST AND THAT SAID MONUMENT ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Richard A. Stockman
RICHARD A. STOCKMAN
ARIZONA R.L.S.#36328

TOPOGRAPHIC SYMBOL LEGEND

- BACKFLOW PREVENTER VALVE
- FIRE HYDRANT
- WATER VALVE
- FIRE DEPARTMENT CONNECTION VALVE
- WATER VAULT
- SRP IRRIGATION CONTROL BOX
- CATCH BASIN
- IRRIGATION CONTROL VALVE
- SANITARY SEWER MANHOLE
- TELEPHONE RISER
- TRAFFIC SIGNAL CONTROL BOX
- POSSIBLE POWER VAULT
- STREET LIGHT POLE
- SIGN
- CUT OFF METAL/CONCRETE SIGN BASE
- 2 INCH METAL PIPE BOLLARD
- 6 INCH CUT OFF STEEL SIGN BASE POLE
- TREE
- PALM TREE
- HAND RAIL

TOPOGRAPHIC NOTES

- ASPHALT SURFACE
- CONCRETE DRIVEWAY
- CONCRETE SIDEWALK
- CONCRETE SOUPPER
- MISCELLANEOUS CONCRETE
- CURB AND CUTTER
- SINGLE CURB
- EXTRUDED CURB
- RETENTION BASIN
- 3 FOOT CURB OPENING
- 2 FOOT CURB OPENING
- EXISTING GROUND
- HANDICAP RAMP
- SOLID WHITE PAINT STRIPE
- DASHED WHITE PAINT STRIPE
- SOLID DOUBLE YELLOW PAINT STRIPE

BOUNDARY SYMBOL LEGEND

- FOUND CITY OF CHANDLER BRASS CAP IN HANDHOLE
- FOUND CITY OF CHANDLER BRASS CAP FLUSH
- FOUND 1/2" IRON ROD WITH CAP MARKED LS 19857
- FOUND P.K. NAIL WITH WASHER MARKED LS 42137
- SET 1/2" IRON ROD WITH CAP MARKED RLS 36328
- SET P.K. NAIL WITH WASHER MARKED RLS 36328

SANITARY SEWER MANHOLE #1

RIM ELEVATION: 1,198.65'
1" I.E. N.: 1183.25'
1" I.E. S.: 1182.94'

SANITARY SEWER MANHOLE #2

RIM ELEVATION: 1,198.61'
1" I.E. S.: 1184.64'
1" I.E. E.: 1187.03'
1" I.E. N.: 1184.81'

SANITARY SEWER MANHOLE #3

RIM ELEVATION: 1,198.76'
1" I.E. S.: 1187.24'
1" I.E. W.: 1188.49'
1" I.E. N.: 1187.20'

SANITARY SEWER MANHOLE #4

RIM ELEVATION: 1,199.04'
1" I.E. N.: 1189.60'
1" I.E. W.: 1189.68'

SANITARY SEWER MANHOLE #5

RIM ELEVATION: 1,197.88'
1" I.E. E.: 1186.89'
1" I.E. N.: 1189.94'

SANITARY SEWER MANHOLE #6

RIM ELEVATION: 1,197.56'
12" I.E. W.: 1191.08'
12" I.E. N.: 1191.05'

11042 N. 24TH AVE, STE 104
PHOENIX, ARIZONA 85029
PHONE :602-366-8644
WWW.S&WLANDSURVEYING.COM

LAND
SURVEYING
SERVICES

S&W

BOUNDARY AND TOPOGRAPHIC SURVEY

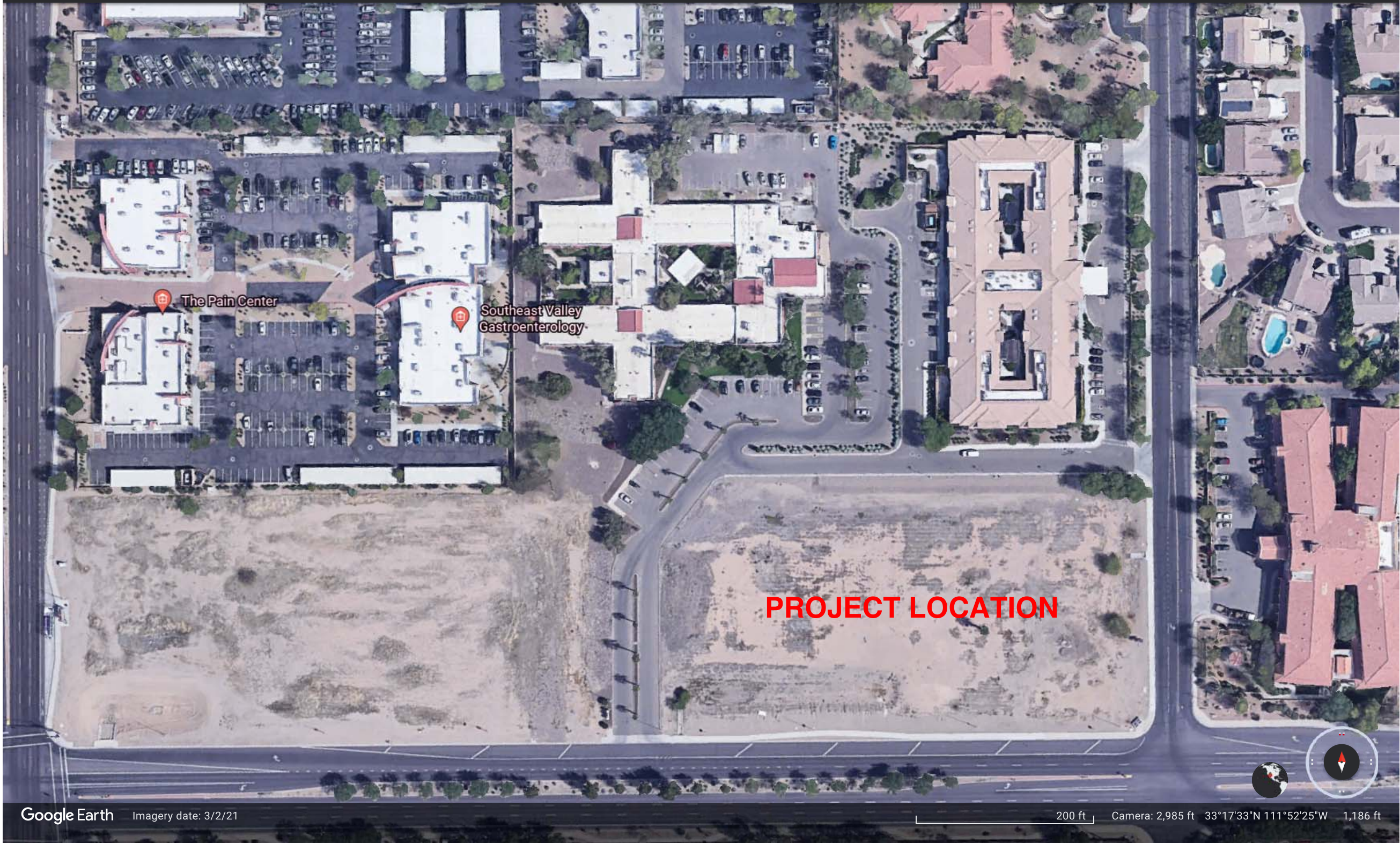
LOT 2, PALMS RESORT RETIREMENT COMMUNITY MINOR LAND DIVISION, AS RECORDED IN BOOK 1066 OF MAPS, PAGE 26, MARICOPA COUNTY RECORDS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



EXPRES 6/30/22

SHEET

1 OF 1



Legal Description
APN 303-63-310

LOT 1, PALMS RESORT RETIREMENT COMMUNITY,
MINOR LAND DIVISION, AS RECORDED IN BOOK
1066 OF MAPS, PAGE 26, RECORDS OF MARICOPA
COUNTY, ARIZONA.

PARCEL NO. 1

COMMENCING at the Southwest corner of Section 32, Township 1 South, Range 5 East of the
Gila and Salt River Base and Meridian, Maricopa County, Arizona;
Thence North 89 degrees 49 minutes 29 seconds East, along the South line of said Section 32, a distance of
743.70 feet to a point;

Thence North 00 degrees 01 minutes 32 seconds East. 33.00 feet to the TRUE POINT Of
BEGINNING;

Thence North 00 degrees 01 minutes 32 seconds East, a distance of 232.00 feet

Thence North 40 degrees 01 minutes 32 seconds East, a distance of 152.09 feet

Thence South 89 degrees 58 minutes 28 seconds East, a distance of 168.22 feet;

Thence North 00 degrees 01 minutes 32 seconds West, a distance of 232.00 feet

Thence North 89 degrees 58 minutes 28 seconds West, a distance of 40.00 feet

Thence North 44 degrees 58 minutes 28 seconds West, a distance of 28.28 feet

Thence North 00 degrees 01 minutes 32 seconds East, a distance of 110.00 feet

Thence North 89 degrees 54 minutes 19 seconds East, a distance of 371.58 feet

Thence South 00 degrees 00 minutes 53 seconds West, a distance of 409.37 feet (measured),
409.30 feet (record) to a point on the Northeast corner of properly described in Document No.
2003-1608392, records of Maricopa County, Arizona;

Thence along the North line of above mentioned property, South 89 degrees 49 minutes 29
seconds West, a distance of 300.00 feet to the Northwest corner of property described in above
said document;

Thence along the West line of above mentioned property, South 00 degrees 00 minutes 53
seconds West, a distance of 300.00 feet to the North right-of-way line of Pecos Road;

Thence South 89 degrees 49 minutes 29 seconds West, a distance of 277.70 feet along said North
right-of-way line to the TRUE POINT OF BEGINNING.

EXCEPT that portion conveyed to the City of Chandler, on Arizona municipal Corporation in General Warranty
Deed recorded in Document No. 2003-869630, Maricopa County Records, described as follows:
The North 32.00 feet of the South 65.00 feet of thereof.