

FINAL PLAT OF
PARKSIDE
A PORTION OF THE SOUTHEAST QUARTER
SECTION 35, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE
GILA AND SALT RIVER MERIDIAN
CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA | S.S.
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

THAT COOPER AVENUE VILLAS, LP, AN ARIZONA LIMITED PARTNERSHIP, AS OWNER, AND HEREBY PUBLISHES THIS FINAL PLAT OF "PARKSIDE", SITUATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 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 OWNS THE DIMENSIONS OF THE STREETS, LOTS, TRACTS AND EASEMENTS CONSTITUTING THE SAME AND THAT EACH STREET, 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 FAIRVIEW 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 TO THE CITY OF CHANDLER AN EMERGENCY VEHICULAR ACCESS EASEMENT ACROSS THE PROPERTY.

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 AND B ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY WITH AN UNDIVIDED INTEREST OWNED IN COMMON BY EACH LOT OWNER IN COMMON BY EACH LOT OWNER FOR LOT OWNER USE AND ENJOYMENT AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE PARKSIDE VILLAS 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 COMMUNITY ASSOCIATION OR ADJUTING PROPERTY OWNER.

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

IN WITNESS WHEREOF, COOPER AVENUE VILLAS, LP AN ARIZONA LIMITED PARTNERSHIP, AS OWNER, HAS HEREBY 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 ____ 2023.

BY: AW RESIDENTIAL, INC., AN ARIZONA CORPORATION

ITS: GENERAL PARTNER

BY: ADAM WALLACE

ITS: PRESIDENT

ACKNOWLEDGMENT

STATE OF ARIZONA | S.S.
COUNTY OF MARICOPA

ON THIS THE ____ DAY OF ____ 2023, 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 HEREBY SET FORTH MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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 ____ 2023, 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 HEREBY SET FORTH MY HAND AND OFFICIAL SEAL.

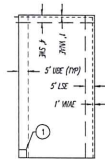
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

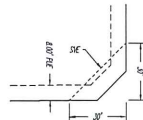
LEGEND

- FND MON. IN HANDHOLE AS NOTED
- FND MON. FLUSH AS NOTED
- ⊕ IRON PIPE AS NOTED
- FND MON. AS NOTED
- SET REBAR WITH CAP, RLS 4537B
- FND FOUND MONUMENT
- BCHH BRASS CAP IN HAND HOLE
- BCF BRASS CAP FLUSH
- BC BRASS CAP
- IP IRON PIPE
- SNF SEARCHED FOR NOT FOUND
- CAS/RM GILA AND SALT RIVER MERIDIAN
- WCR MARICOPA COUNTY RECORDER
- RWCD ROOSEVELT WATER CONSERVATION DISTRICT
- DOC DOCUMENT
- DKT. DOKET
- BK. BOOK
- PG. PAGE
- R/W RIGHT OF WAY
- ESMT EASEMENT
- DE DRAINAGE EASEMENT
- USE USE BENEFIT EASEMENT
- SWE SIDEWALK EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- SVTE 30'X30' SIGHT VISIBILITY EASEMENT
- LSE LANDSCAPE EASEMENT
- TCE TEMPORARY CONSTRUCTION EASEMENT
- PDE POWER DISTRIBUTION EASEMENT

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



TYPICAL LOT DETAIL

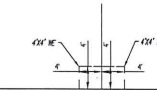


SIGHT VISIBILITY DETAIL

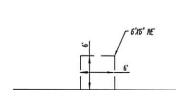
NOTES

- 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.
- 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 PARKLAND VILLAS 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 THEIR PLACEMENT UNLESS OTHERWISE NOTED HEREON. PROPERTY CORNERS TO BE SET AT COMPLETION OF MASS GRADING.

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT A	LANDSCAPE / OPEN SPACE / RETENTION / **PUE / DRAINAGE/ INGRESS AND EGRESS	24,565	0.5639
TRACT B	LANDSCAPE / OPEN SPACE / RETENTION / AMENITY / PUE / UTILITY / INGRESS AND EGRESS / RECREATION / DRAINAGE	38,465	0.8830
TRACT PS	PRIVATE STREET / PUBLIC WATER AND SEWER / EASEMENT / UTILITIES / UTILITY EASEMENT / INGRESS AND EGRESS / DRAINAGE / EMERGENCY VEHICLE ACCESS / PEDESTRIAN ACCESS / VEHICULAR ACCESS	25,956	0.5959
TOTAL		88,986	2.0428



① WATER EASEMENT DETAIL



② WATER EASEMENT DETAIL

OWNER/DEVELOPER

COOPER AVENUE VILLAS, LP
10632 N. SCOTTSDALE ROAD, SUITE 228
SCOTTSDALE, AZ 85254
CONTACT: JORNE WALLACE
TEL: (602) 910-4254

SHEET INDEX

- COVER, NOTES, DEDICATION, SITE DATA, BASIS OF BEARING, LEGAL DESCRIPTION & CERTIFICATIONS
- LEGAL DESCRIPTIONS & LOT TABLE, TRACT TABLE, RIGHT OF WAY TABLE, & LINE AND CURVE TABLE
- PLAT MAP & LEGEND

BASIS OF BEARINGS

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON THE FINAL PLAT OF SIRONA, RECORDED AS BOOK 1389, PAGE 48, MCR. THE BEARING OF WHICH IS:

NORTH 00 DEGREES 01 MINUTES 32 SECONDS WEST

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 _____

BY ACCEPTANCE OF THIS PLAT, THE CITY OF CHANDLER AGREES TO THE VACATION OR ABANDONMENT OF THE EASEMENTS DESCRIBED OR SHOWN HEREON AS BEING VACATED OR ABANDONED.

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS ____ DAY OF ____ 2023.

BY: _____ MAYOR _____ DATE _____

ATTEST: _____ CITY CLERK _____ DATE _____

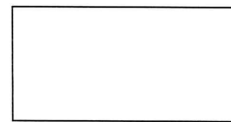
CERTIFICATION

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.

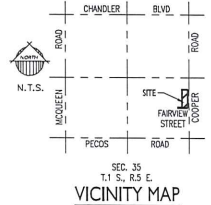
DATE OF PLAT OR MAP: January 16, 2023

MICHAEL D. POLLOCK
EPS GROUP, INC.
1130 N. ALAM SCHOOL RD.
SUITE 120
MESA, AZ 85201
480-503-2250

REGISTRATION NO. 45378



C.O.C. LOG NO. PL121-0057



ENGINEER

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

SITE DATA

ZONING:	AG-1 (AGRICULTURE)
NUMBER OF LOTS:	35
NUMBER OF TRACTS:	3
LOT AREA PER DWELLING UNIT:	2,723 SF/DU
LOT AREA:	2,1875 ACRES
OPEN SPACE AREA:	1,4473 ACRES
PRIVATE ROADWAY:	0.5955 ACRES
PUBLIC RIGHT OF WAY:	0.4462 ACRES
TOTAL AREA:	4.5762 ACRES

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www.epsgr.com



PARKSIDE
CHANDLER, ARIZONA
FINAL PLAT

Project	Revisions
1ST SUBMITTAL - JANUARY 23, 2023 2ND SUBMITTAL - FEBRUARY 23, 2023 3RD SUBMITTAL - FEBRUARY 23, 2023	



Drawn by: MDP
Reviewed by: LFT



Job No.
20-0381

COVER

Sheet No.

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of 3

