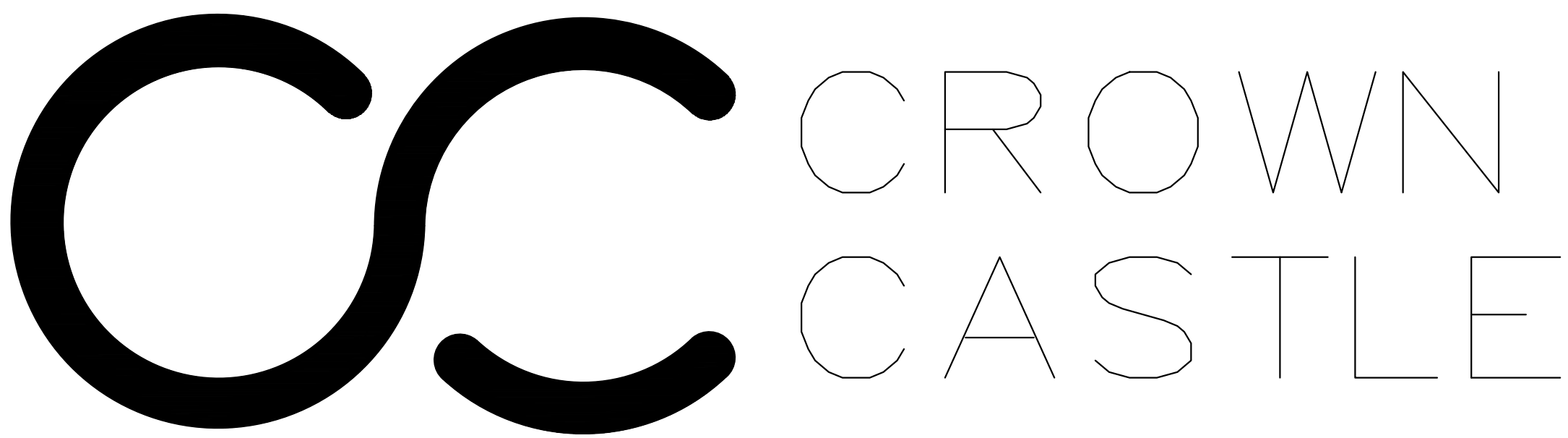




SITE #:

SITE NAME:

STATE:

COUNTY:

DESIGN TYPE:

PH69342A

CROWN JEWEL (831830)

ARIZONA

MARICOPA

NEW SITE BUILD

CLIENT

CROWN
CASTLE

2055 S. STEARMAN DRIVE

SCOTTSDALE, ARIZONA 85258

OFFICE: (602) 845-1722

CONSULTANT

COAL CREEK
CONSULTING

8283 N. HAYDEN RD., STE 258

SCOTTSDALE, ARIZONA 85258

PHONE: (602) 429-0533 FAX: (480) 638-2852

ENGINEER OF RECORD

SEAL

CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CODES ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2017 NATIONAL ELECTRICAL CODE/NFPA-70

ACCESSIBILITY REQUIREMENTS:

THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE CURRENT INTERNATIONAL BUILDING CODE.

PROJECT SUMMARY

PROPERTY OWNER:
CROWN CASTLE USA INC.
4017 WASHINGTON RD. PMB 353
MCMURRAY PA, 15317

APN: 303-31-370
ZONING CLASSIFICATION: PAD
JURISDICTION: CITY OF CHANDLER
LAT: 33°16'36.466"N (33.276796) NAD83
LONG: 111°47'33.496"W (-111.792638) NAD83
GROUND ELEV: 1249.0' A.M.S.L. (NAVD88)

PROJECT DESCRIPTION

CROWN PROPOSES TO INSTALL THE FOLLOWING ITEMS:
REMOVE EXISTING CONCRETE CURBING
ADD A 18'X40' BLOCK WALL COMPOUND 8' HIGH
ADD 600 AMP METER/DISCONNECT
ADD (2) 6"Ø CONCRETE BOLLARDS
ADD (1) 12' WIDE ROLLING ACCESS GATE
ADD A 60' HIGH BROADLEAF TREE
ADD NEW CONCRETE CURBING

T-MOBILE PROPOSES TO INSTALL THE FOLLOWING ITEMS:
ADD A WEATHERPROOF LIGHT SWITCH AND (4) LED TECH LIGHTS
ADD A PPC AND CIENA ON H-FRAME
ADD A 8'X13' CONCRETE SLAB
ADD (1) BATTERY EXPANSION CABINET
ADD (1) SITE SUPPORT CABINET
ADD (2) JUNCTION BOXES ON H-FRAME
ADD AN EXCESS FIBER BOX ON H-FRAME
ADD AN ICE BRIDGE TO BASE OF POLE
ADD (2) HYBRID CABLES WITH PENDANTS ATTACHED TO END
ADD A 3-SECTOR ANTENNA MOUNT WITH STIFF ARMS
ADD (6) RADIO MODULES, (2) PER SECTOR
ADD (6) ANTENNAS, (2) PER SECTOR
ADD (6) ANTENNA SOCKS, (1) PER ANTENNA

PROJECT TEAM

PROJECT MANAGER:
T-MOBILE
1330 W. SOUTHERN AVE., STE A-102
TEMPE, AZ 85282

CONSTRUCTION MANAGER:
COAL CREEK CONSULTING
8283 N. HAYDEN RD. SUITE 258
SCOTTSDALE, ARIZONA 85258
CONTACT: MIKE PIETRANTONI
PHONE: (480) 225-3630

SITE ACQ. CONSULTANT:
COAL CREEK CONSULTING
8283 N. HAYDEN RD. SUITE 258
SCOTTSDALE, ARIZONA 85258
CONTACT: TINA ENAMORADO
PHONE: (949) 278-9424

A&E DESIGN:
COAL CREEK CONSULTING
8283 N. HAYDEN RD. SUITE 258
SCOTTSDALE, ARIZONA 85258
CONTACT: SHAWN EVANS
PHONE (602) 758-5829

SURVEYOR:
RLF CONSULTING
1214 N. STADEM DR.
TEMPE, AZ 85281
CONTACT: RYAN FIDLER
PHONE (480) 445-9189

SHEET INDEX

T-1 TITLE SHEET, VICINITY MAP & GENERAL INFO.
LS-1 TOPOGRAPHIC SURVEY
LS-2 TOPOGRAPHIC SURVEY
LS-3 LEGAL DESCRIPTIONS

ZONING:
Z-1 OVERALL SITE PLAN
Z-2 SITE PLAN
Z-3 ENLARGED SITE, ANTENNA AND DIMENSION PLAN
Z-4 ELEVATIONS
Z-5 ELEVATIONS

DRIVING DIRECTIONS

FROM THE T-MOBILE OFFICE: TAKE PRIEST DR. S. AND TURN LEFT TO MERGE ONTO THE AZ-60 E.. TAKE EXIT 176A AND MERGE ONTO THE 101 LOOP SOUTH. TAKE EXIT 61C AND MERGE ONTO THE 202 LOOP E.. TAKE EXIT 45 AND TURN RIGHT ON S. COOPER RD.. TURN LEFT ON E. GERMANN RD.. TURN RIGHT ON S. STEARMAN DR. THE EXISTING PROPERTY WILL BE ON THE LEFT. NEW COMPOUND WILL BE LOCATED ON THE E. SIDE OF THE PROPERTY.

NO.	DATE	DESCRIPTION	BY
5	12/08/21	REVISION 4	DRK
6	02/16/22	REVISION 5	SPE
7	09/07/22	REVISION 6	SPE
8	01/09/23	REVISION 7	DRK
9	02/17/23	REVISION 8	DRK

PROJECT INFORMATION

JOB: 15-018-03

PH69342A

CROWN JEWEL

(831830)

2055 S. STEARMAN DR.

CHANDLER, ARIZONA 85286

SHEET TITLE

TITLE SHEET, VICINITY
MAP & GENERAL
INFORMATION

JURISDICTIONAL APPROVAL

SHEET NUMBER

T-1

RFDS VER 1 DATED 8/24/2021 AT 3:8:58 PM

SURVEYOR NOTES

- ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO.: 34973482 EFFECTIVE DATE: 07/22/2021.
- SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
- THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
- SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

FLOOD ZONE DESIGNATION

THE PROPOSED LEASE PREMISES SHOWN HEREON APPEAR TO BE WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 04013C2743M DATED 11/04/15.

FLOOD ZONE "X" IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN; DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.

SCHEDULE B EXCEPTIONS

- TAXES TYPE OF TAX: COUNTY CALENDAR YEAR: 2020
AMOUNT: \$181,663.98 ANNUALLY PARCEL ID #: 303-31-370
PAID THROUGH: 2020 ASSESSMENT: \$8,882,454.00 (TOTAL = LAND AND IMPROVEMENTS, IF ANY)
- ROAD DECLARED RECORDED JULY 21, 1970 IN DEED BOOK 8230, PAGE 477. (OUTSIDE PARENT PARCEL)
- RESOLUTION ADOPTING STATE ROUTE PLAN RECORDED ON MAY 9, 1985 IN INSTRUMENT NO. 85-212890. (BLANKET IN NATURE - COVERS MULTIPLE SECTIONS)
- EASEMENT IN FAVOR OF STATE OF ARIZONA, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, ITS SUCCESSORS OR ASSIGNS SET FORTH IN INSTRUMENT RECORDED ON NOVEMBER 15, 2002 IN INSTRUMENT NO. 20021213047. (EASEMENT LIES OUTSIDE PARENT PARCEL)
- DECLARATION OF EASEMENT, BY EXETER REAL ESTATE INVESTORS XXII, AN ARIZONA LIMITED PARTNERSHIP, RECORDED ON MAY 4, 2004 IN INSTRUMENT NO. 20040490775. (EASEMENT LIES OUTSIDE PARENT PARCEL)
- SPECIAL WARRANTY DEED OF DEDICATION DATED APRIL 29, 2004 BY AND BETWEEN EXETER REAL ESTATE INVESTORS XXII, AN ARIZONA LIMITED PARTNERSHIP, AS GRANTOR, AND CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION, AS GRANTEE, RECORDED ON AUGUST 24, 2004 IN INSTRUMENT NO. 2004-0980864. (REFERENCED ON SURVEY)
- PUBLIC UTILITY EASEMENT IN FAVOR OF EXETER REAL ESTATE INVESTORS XXII, AN ARIZONA LIMITED PARTNERSHIP SET FORTH IN INSTRUMENT RECORDED ON AUGUST 24, 2004 IN INSTRUMENT NO. 2004-0980865. (REFERENCED ON SURVEY)
- ORDER OF IMMEDIATE POSSESSION IN FAVOR OF CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION, RECORDED ON JUNE 1, 2004 IN INSTRUMENT NO. 2004-0613698. (REFERENCED ON SURVEY)
- POWER DISTRIBUTION EASEMENT IN FAVOR OF SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT, AN AGRICULTURAL IMPROVEMENT DISTRICT ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF ARIZONA, ITS THEIR RESPECTIVE SUCCESSORS AND ASSIGNS SET FORTH IN INSTRUMENT RECORDED ON OCTOBER 1, 2004 IN INSTRUMENT NO. 20041154100. (BLANKET IN NATURE - UNABLE TO LOCATE PLACEMENT)
- LOCATION NOTICE OF IRRIGATION FACILITIES RECORDED ON FEBRUARY 9, 2010 IN INSTRUMENT NO. 20100111197. (BLANKET IN NATURE - UNABLE TO LOCATE PLACEMENT)
- ORDINANCE NO. 4565 RECORDED ON JANUARY 7, 2015 IN INSTRUMENT NO. 20150007500. (REFERENCED ON SURVEY)
- EXCEPT THE COAL, OIL, GAS AND OTHER MINERALS UNDERLYING THE SURFACE OF SAID LAND AND ALL RIGHTS AND EASEMENTS IN FAVOR OF THE ESTATES OF SAID COAL, OIL, GAS AND OTHER MINERALS; INCLUDING, BUT NOT LIMITED TO, EXPRESS OR IMPLIED EASEMENTS IN, OVER AND UNDER THAT ESTATE FOR THE ENTRY AND REMOVAL OF MINERALS. THIS POLICY SHOULD NOT BE CONSTRUED AS INSURING AGAINST LOSS OR DAMAGE RESULTING TO THE SURFACE OF THE LAND OR ANY IMPROVEMENTS THEREON CAUSED BY SURFACE ENTRY OR BY THE REMOVAL OF THE OIL, GAS, AND OTHER MINERALS LYING THEREUNDER. SEE INSTRUMENT RECORDED IN INSTRUMENT NO. 20150700831. (NO PLOTTABLE EASEMENTS OR LEASE AREAS)
- MATTERS AS SHOWN AND NOTED ON PLAT RECORDED IN PLAT BOOK 16, PAGE 15. (DOES NOT CONTAIN ANY EASEMENTS OR LEASE AREAS)
- MATTERS AS SHOWN AND NOTED ON PLAT RECORDED IN PLAT BOOK 17, PAGE 23. (DOES NOT CONTAIN ANY EASEMENTS OR LEASE AREAS)
- MATTERS AS SHOWN AND NOTED ON PLAT RECORDED IN INSTRUMENT NO. 20150234091. (REFERENCED ON SURVEY)

ITEMS 1 THRU 5, 9, 10, AND 12 THRU 14 OF THE CLIENT PROVIDED TITLE REPORT DO NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES. THE SURVEYOR CANNOT GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT MAY AFFECT THE SUBJECT LEASED PREMISES.

LESSOR'S LEGAL DESCRIPTION (APN 303-31-370)

PROPERTY LOCATED IN MARICOPA COUNTY, ARIZONA

LOT 1, OF CROWN CASTLE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, RECORDED IN BOOK 1224 OF MAPS, PAGE 36.

AND BEING THE SAME PROPERTY CONVEYED TO CROWN CASTLE USA INC., A PENNSYLVANIA CORPORATION FROM MDB CC CHANDLER, LLC, AND ARIZONA LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED DATED SEPTEMBER 29, 2015 AND RECORDED SEPTEMBER 29, 2015 IN INSTRUMENT NO. 20150700831.

PROJECT META DATA

- ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 12B SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
- BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.
- FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 07/10/2020 & 08/20/2021.

LEGEND

- BRASS CAP FLUSH (BCFL)
- BRASS CAP IN HANDHOLE (BCHH)
- ELECTRICAL PULL BOX
- ELECTRICAL CABINET
- TELEPHONE PEDESTAL
- TELEVISION RISER
- FIBER CABINET
- LIGHT POST
- FIRE HYDRANT
- WATER VALVE
- IRRIGATION CONTROL VALVE
- STORM MANHOLE
- SANITARY SEWER CLEANOUT
- CATCH BASIN
- HANDICAP
- DECIDUOUS TREE
- SIGN
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- MONUMENT LINE
- EASEMENT LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- S.W.E. SIDEWALK EASEMENT
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD LENGTH
C1	18.83	12.00	89°55'22"	S45° 02' 19"E	16.96
C2	18.86	12.00	90°02'24"	S45° 05' 50"E	16.98

LINE TABLE

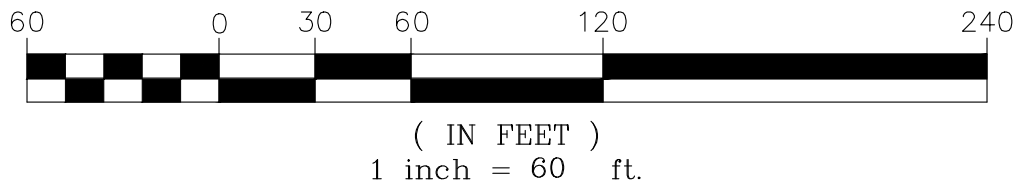
LINE	LENGTH	BEARING
L1	19.97	N90° 00' 00"W
L2	82.29	N0° 00' 00"E
L3	27.45	N90° 00' 00"E
L4	2.50	N0° 00' 00"E
L5	18.00	N90° 00' 00"W
L6	40.00	N0° 00' 00"E
L7	18.00	N90° 00' 00"E
L8	40.00	S0° 00' 00"E
L9	6.00	N90° 00' 00"W
L10	39.42	N0° 00' 00"E
L11	9.68	N11° 07' 33"W
L12	34.87	N0° 00' 00"E
L13	223.30	N90° 00' 00"W
L14	41.56	N55° 01' 24"W
L15	38.24	N86° 39' 35"E

LINE TABLE

LINE	LENGTH	BEARING
L16	46.15	N90° 00' 00"E
L17	12.88	S0° 04' 38"E
L18	280.82	N89° 49' 33"E
L19	22.45	N89° 49' 33"E
L20	54.20	N0° 00' 00"E
L21	6.61	N90° 00' 00"E
L22	2.50	S0° 00' 00"E
L23	21.38	N90° 00' 00"E
L24	40.58	N0° 00' 00"E
L25	548.48	N0° 28' 25"W
L26	13.26	N90° 00' 00"W
L27	18.00	N90° 00' 00"W
L28	40.00	N0° 00' 00"E
L29	18.00	N90° 00' 00"E
L30	40.00	S0° 00' 00"E

NORTH

GRAPHIC SCALE



CROWN CASTLE

2055 S. STEARMAN DRIVE
CHANDLER, AZ 85286
OFFICE: (602) 845-1722

COAL CREEK

CONSULTING

2166 E. UNIVERSITY DR., STE 201
TEMPE, ARIZONA 85281

PHONE: (480) 638-2600 FAX: (480) 638-2852

FIELD BY:

JMM

DRAWN BY:

GAC

CHECKED BY:

RLF

REVISIONS

NO.	DATE	DESCRIPTION
4	04/12/22	REVISION
3	03/11/22	REVISION
2	11/16/21	FINAL
1	08/23/21	TITLE REVIEW/ ADD. TOPO
0	07/16/20	PRELIMINARY



REUSE OF DOCUMENT
THE IDEAS & DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RLF CONSULTING, LLC & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF RLF CONSULTING, LLC.

PROJECT No.

15006177

SITE NAME:

PH69342A - CROWN JEWEL (831830)

SITE ADDRESS:

2055 S STEARMAN DR
CHANDLER, AZ 85286

SHEET TITLE:

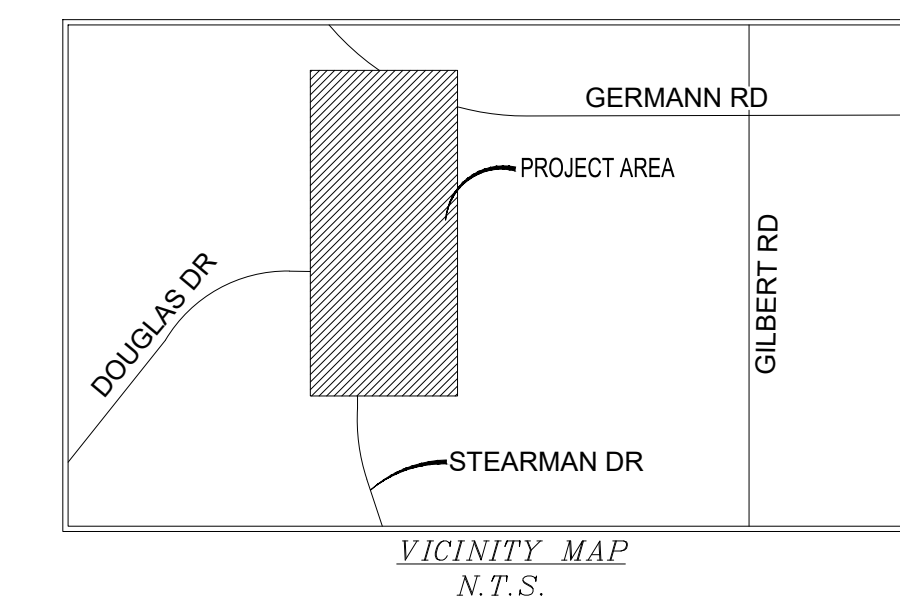
TOPOGRAPHIC SURVEY

SHEET NO.

LS-1

REVISION:

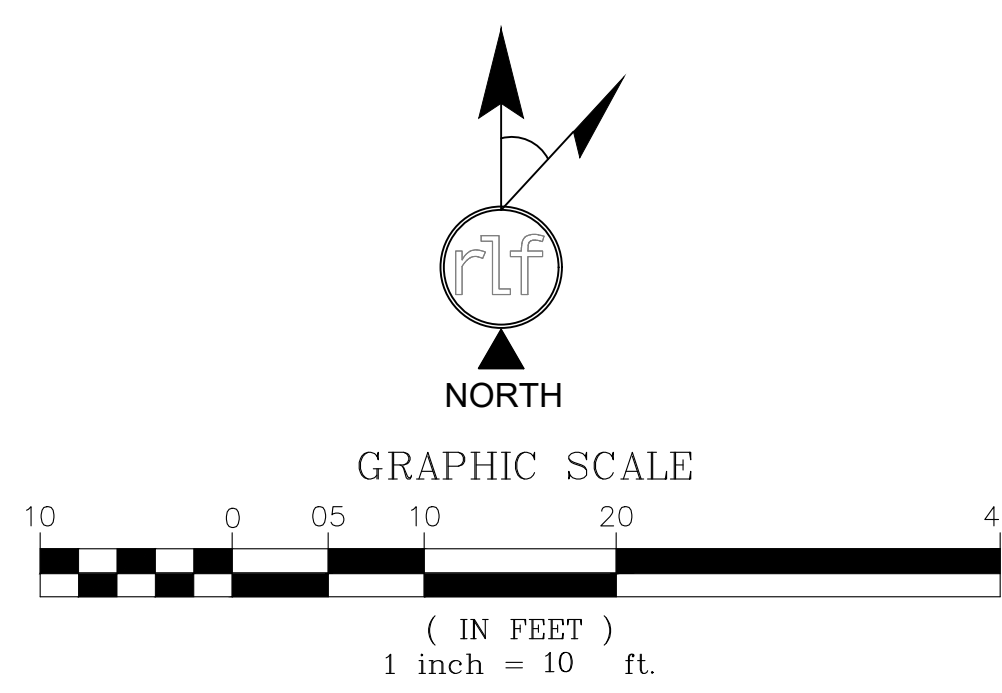
4



- BRASS CAP FLUSH (BCFL)
- BRASS CAP IN HANDHOLE (BCHH)
- ELECTRICAL PULL BOX
- ELECTRICAL CABINET
- TELEPHONE PEDESTAL
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- S.W.E. SIDEWALK EASEMENT
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- POC POINT OF COMMENCEMENT

LINE TABLE		
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L28	40.00	N0° 00' 00"E
L29	18.00	N90° 00' 00"E
L30	40.00	S0° 00' 00"E



CC CROWN CASTLE 2055 S. STEARMAN DRIVE CHANDLER, AZ 85286 OFFICE: (602) 845-1722			
COAL CREEK CONSULTING 2166 E. UNIVERSITY DR., STE 201 TEMPE, ARIZONA 85281 PHONE: (480) 638-2600 FAX: (480) 638-2852			
FIELD BY:	JMM		
DRAWN BY:	GAC		
CHECKED BY:	RLF		
REVISIONS			
4	04/12/22	REVISION	
3	03/11/22	REVISION	
2	11/16/21	FINAL	
1	08/23/21	TITLE REVIEW/ ADD. TOPO	
0	07/16/20	PRELIMINARY	
NO.	DATE	DESCRIPTION	
RLF CONSULTING LAND SURVEY • MAPPING SOLUTIONS 124 N. STADEN DR • TEMPE AZ 85281 WWW.RLFCONSULTING.COM • 480-445-2600 REVISIONS			
REGISTERED LAND SURVEYOR 44007 RYAN L FIDLER 03/11/22 ARIZONA, U.S.A.			
REUSE OF DOCUMENT THE IDEAS & DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RLF CONSULTING, LLC & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF RLF CONSULTING, LLC.			
PROJECT No. 15006177			
SITE NAME: PH69342A - CROWN JEWEL (831830)			
SITE ADDRESS: 2055 S STEARMAN DR CHANDLER, AZ 85286			
SHEET TITLE: TOPOGRAPHIC SURVEY			
SHEET NO.		REVISION:	
LS-2		4	

PROPOSED LEASE AREA 2
PROPERTY LOCATED IN MARICOPA COUNTY, ARIZONA

BEING A PORTION OF LOT 1, OF CROWN CASTLE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, RECORDED IN BOOK 1224 OF MAPS, PAGE 36.

AND BEING THE SAME PROPERTY CONVEYED TO CROWN CASTLE USA INC., A PENNSYLVANIA CORPORATION FROM MDB CC CHANDLER, LLC, AND ARIZONA LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED DATED SEPTEMBER 29, 2015 AND RECORDED SEPTEMBER 29, 2015 IN INSTRUMENT NO. 20150700831, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, THENCE ALONG THE EAST LINE OF SAID LOT 1 NORTH 00°28'25" WEST, 548.48 FEET; THENCE DEPARTING SAID EAST LINE NORTH 90°00'00" WEST, 13.26 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 90°00'00" WEST, 18.00 FEET; THENCE NORTH 00°00'00" EAST, 40.00 FEET; THENCE NORTH 90°00'00" EAST, 18.00 FEET; THENCE SOUTH 00°00'00" EAST, 40.00 FEET TO THE POINT OF BEGINNING.



PROPOSED 5' UTILITY EASEMENT 2
PROPERTY LOCATED IN MARICOPA COUNTY, ARIZONA

A STRIP OF LAND 5.00 FEET IN WIDTH BEING A PORTION OF LOT 1, OF CROWN CASTLE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, RECORDED IN BOOK 1224 OF MAPS, PAGE 36.

AND BEING THE SAME PROPERTY CONVEYED TO CROWN CASTLE USA INC., A PENNSYLVANIA CORPORATION FROM MDB CC CHANDLER, LLC, AND ARIZONA LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED DATED SEPTEMBER 29, 2015 AND RECORDED SEPTEMBER 29, 2015 IN INSTRUMENT NO. 20150700831.

A 5.00 FOOT STRIP OF LAND LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A BRASS CAP MARKING THE INTERSECTION OF SOUTH STEARMAN DRIVE AND SOUTH DOUGLAS DRIVE; THENCE NORTH 86°39'35" EAST, 38.24 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1 AND THE POINT OF BEGINNING;

THENCE NORTH 90°00'00" EAST, 46.15 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 12.00 FEET, THROUGH A CENTRAL ANGLE OF 89°55'22", AN ARC LENGTH OF 18.83 FEET; THENCE SOUTH 00°04'38" EAST, 12.88 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 12.00 FEET, THROUGH A CENTRAL ANGLE OF 90°02'24", AN ARC LENGTH OF 18.86 FEET; THENCE NORTH 89°49'33" EAST, 280.82 FEET; THENCE NORTH 00°00'00" EAST, 54.20 FEET; THENCE NORTH 90°00'00" EAST, 6.61 FEET; THENCE SOUTH 00°00'00" EAST, 2.50 FEET TO THE POINT OF BEGINNING;

THENCE THENCE NORTH 90°00'00" EAST, 21.38 FEET; THENCE NORTH 00°00'00" EAST, 40.58 FEET TO THE POINT OF TERMINUS.

ALL LINES ARE TO BE EXTENDED OR SHORTENED TO FORM ONE CONTIGUOUS PARCEL.



PROPOSED 12' ACCESS EASEMENT 2
PROPERTY LOCATED IN MARICOPA COUNTY, ARIZONA

A STRIP OF LAND 12.00 FEET IN WIDTH BEING A PORTION OF LOT 1, OF CROWN CASTLE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, RECORDED IN BOOK 1224 OF MAPS, PAGE 36.

AND BEING THE SAME PROPERTY CONVEYED TO CROWN CASTLE USA INC., A PENNSYLVANIA CORPORATION FROM MDB CC CHANDLER, LLC, AND ARIZONA LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED DATED SEPTEMBER 29, 2015 AND RECORDED SEPTEMBER 29, 2015 IN INSTRUMENT NO. 20150700831.

A 12.00 FOOT STRIP OF LAND LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A BRASS CAP MARKING THE INTERSECTION OF SOUTH STEARMAN DRIVE AND SOUTH DOUGLAS DRIVE; THENCE NORTH 86°39'35" EAST, 38.24 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1 AND THE POINT OF BEGINNING;

THENCE NORTH 90°00'00" EAST, 46.15 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 12.00 FEET, THROUGH A CENTRAL ANGLE OF 89°55'22", AN ARC LENGTH OF 18.83 FEET; THENCE SOUTH 00°04'38" EAST, 12.88 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 12.00 FEET, THROUGH A CENTRAL ANGLE OF 90°02'24", AN ARC LENGTH OF 18.86 FEET; THENCE NORTH 89°49'33" EAST, 280.82 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUING NORTH 89°49'33" EAST, 22.45 FEET TO THE POINT OF TERMINUS;

TOGETHER WITH, A 12.00 FOOT WIDE STRIP OF LAND, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

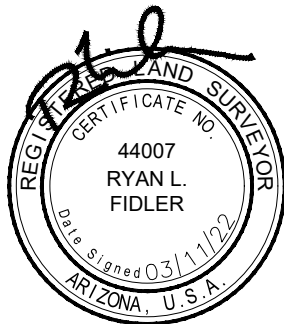
BEGINNING AT THE ABOVE DESCRIBED POINT "A"; THENCE NORTH 00°00'00" EAST, 54.20 FEET TO THE POINT OF TERMINUS.

ALL LINES ARE TO BE EXTENDED OR SHORTENED TO FORM ONE CONTIGUOUS PARCEL.



FIELD BY:	JMM
DRAWN BY:	GAC
CHECKED BY:	RLF

REVISIONS		
4	04/12/22	REVISION
3	03/11/22	REVISION
2	11/16/21	FINAL
1	08/23/21	TITLE REVIEW/ ADD. TOPO
0	07/16/20	PRELIMINARY
NO.	DATE	DESCRIPTION



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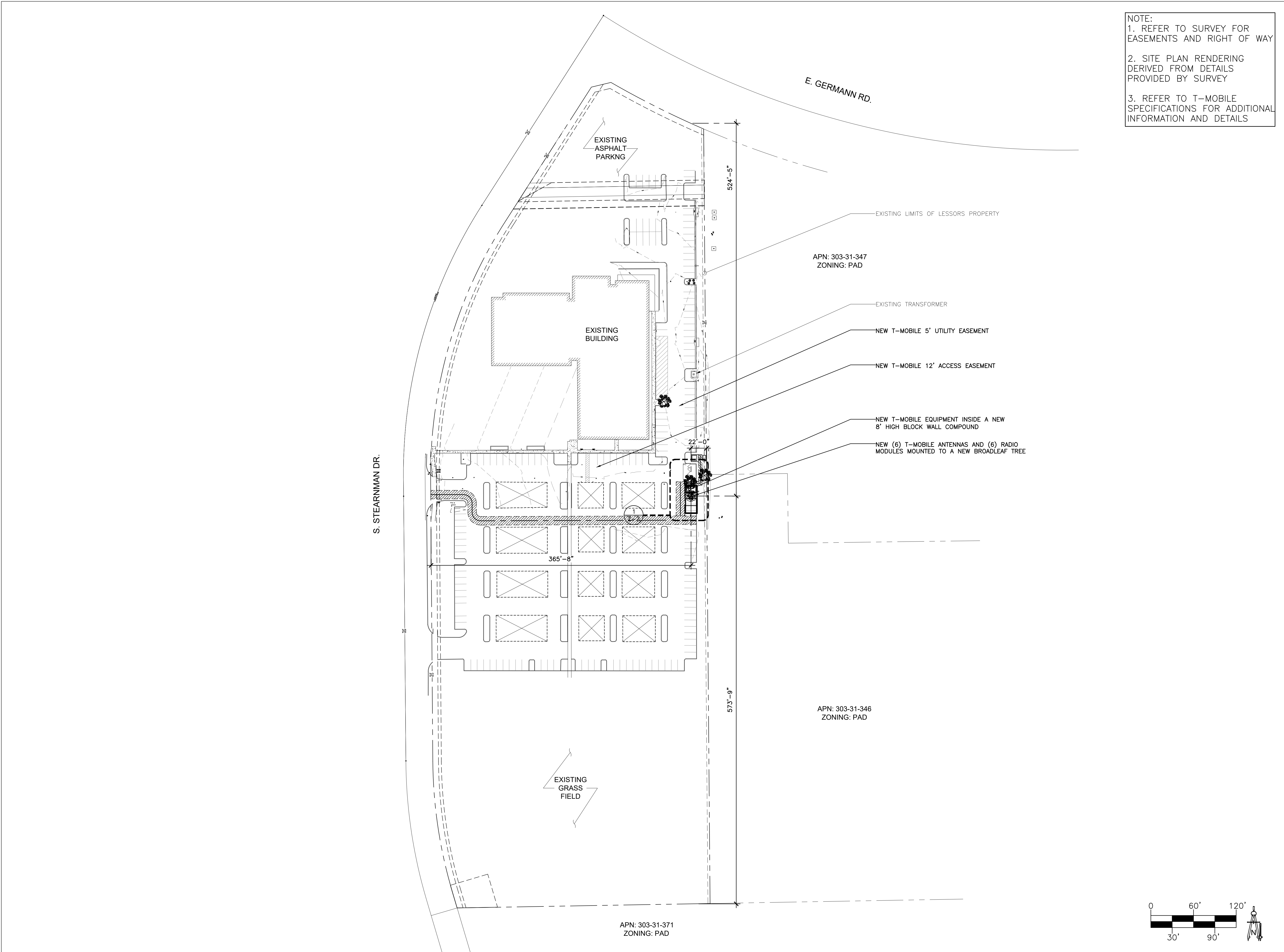
PROJECT No.
15006177

SITE NAME:
PH69342A - CROWN JEWEL (831830)

SITE ADDRESS:
**2055 S STEARMAN DR
CHANDLER, AZ 85286**

SHEET TITLE:
LEGAL DESCRIPTIONS

SHEET NO. LS-3	REVISION: 4
--------------------------	-----------------------



NOTE:
1. REFER TO SURVEY FOR EASEMENTS AND RIGHT OF WAY
2. SITE PLAN RENDERING DERIVED FROM DETAILS PROVIDED BY SURVEY
3. REFER TO T-MOBILE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND DETAILS

CLIENT
CROWN CASTLE
2055 S. STEARMAN DRIVE
CHANDLER, AZ 85286
OFFICE: (602) 845-1722

CONSULTANT
COAL CREEK CONSULTING
8283 N. HAYDEN RD., STE 258
SCOTTSDALE, ARIZONA 85258
PHONE: (602) 429-0533 FAX: (480) 638-2852

ENGINEER OF RECORD

SEAL

NO.	DATE	DESCRIPTION	BY
5	12/08/21	REVISION 4	DRK
6	02/16/22	REVISION 5	SPE
7	09/07/22	REVISION 6	SPE
8	01/09/23	REVISION 7	DRK
9	02/17/23	REVISION 8	DRK

PROJECT INFORMATION
JOB: 15-018-03

**PH69342A
CROWN JEWEL
(831830)**

2055 S. STEARMAN DR.
CHANDLER, ARIZONA 85286

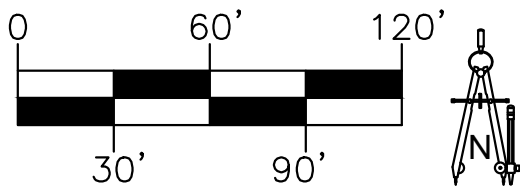
SHEET TITLE

OVERALL SITE PLAN

JURISDICTIONAL APPROVAL

SHEET NUMBER

Z-1

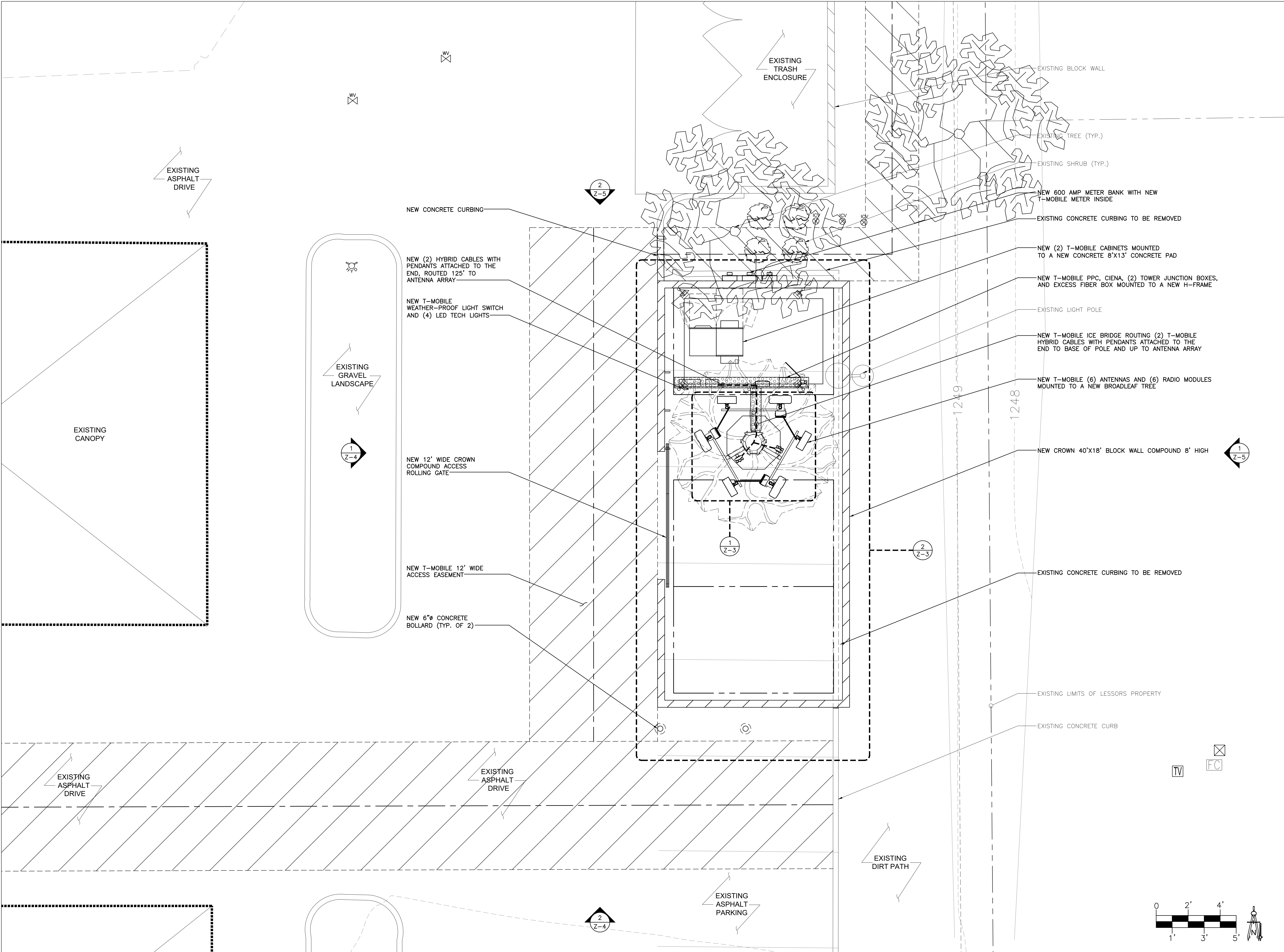


SCALE: 1" = 60'

1

OVERALL SITE PLAN

RFDS VER 1 DATED 8/24/2021 AT 3:8:58 PM



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PROJECT INFORMATION
JOB: 15-018-03

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SHEET TITLE

SITE PLAN

JURISDICTIONAL APPROVAL

SHEET NUMBER

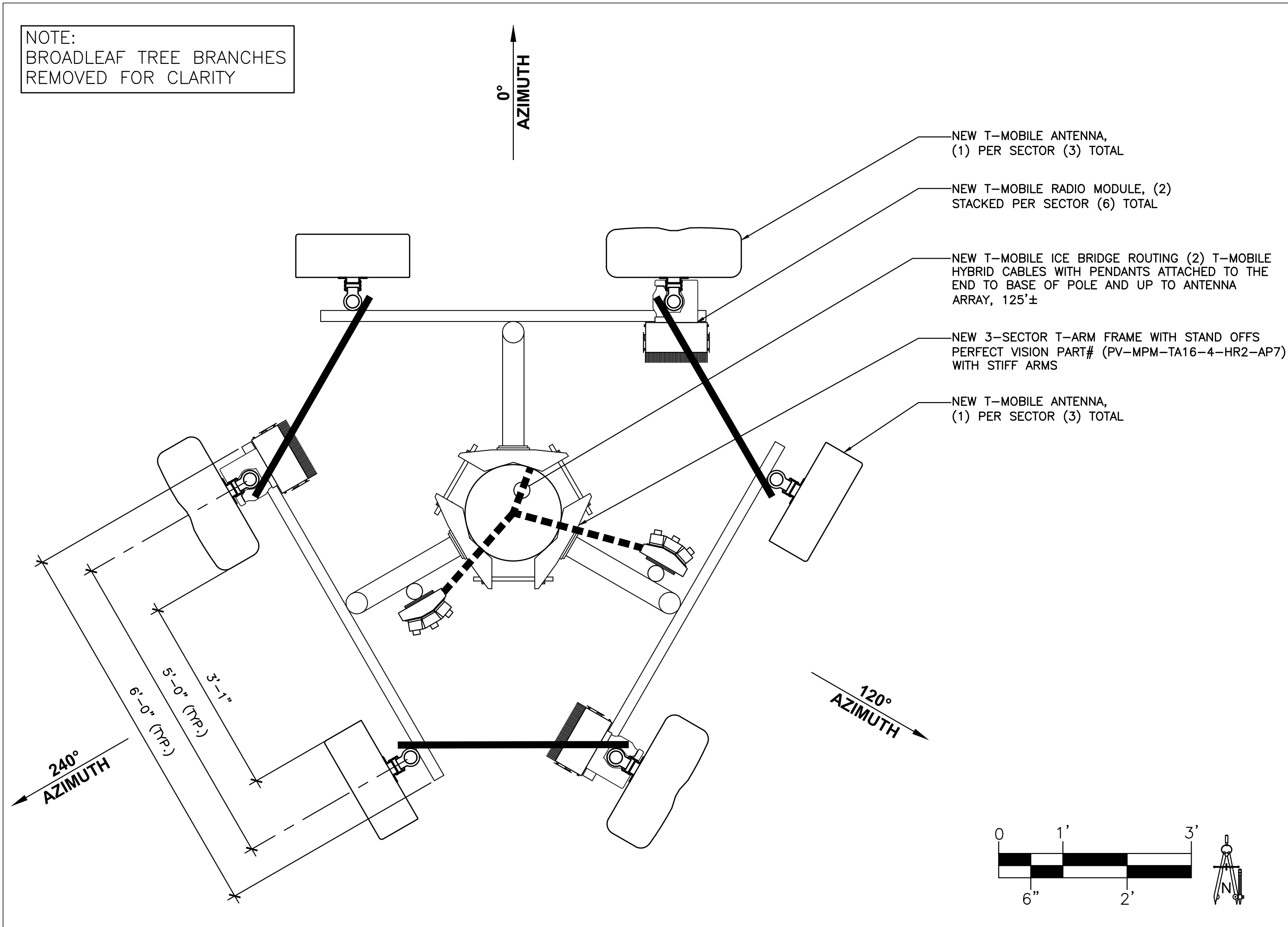
Z-2

SITE PLAN

SCALE: 3/8" = 1'-0"

1

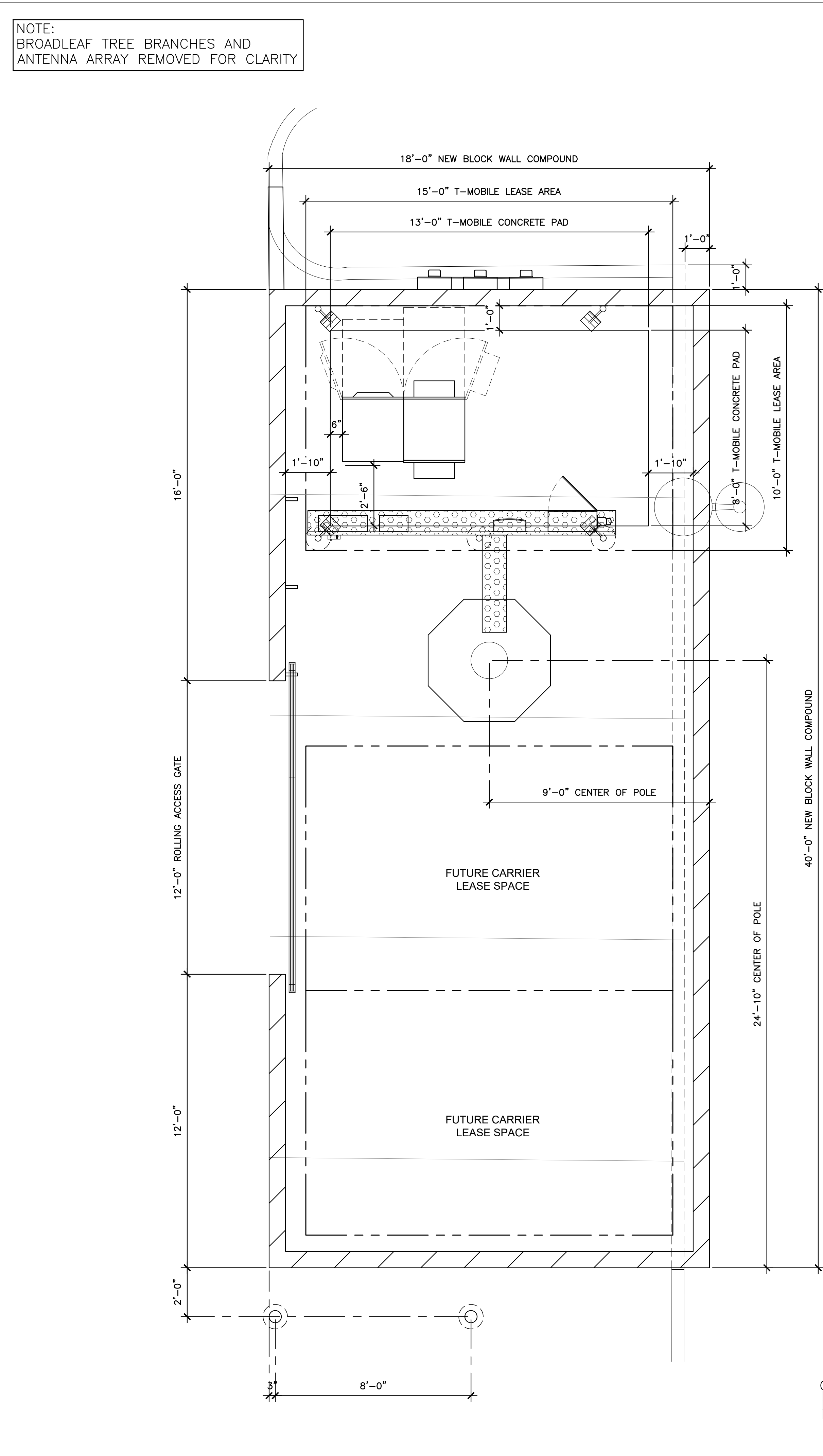
RFDS VER 1 DATED 8/24/2021 AT 3:8:58 PM



ENLARGED ANTENNA PLAN

SCALE: 3/4" = 1'-0"

2



ENLARGED DIMENSION PLAN

SCALE: 1/4" = 1'-0"

1

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SHEET TITLE

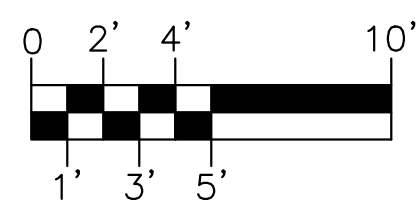
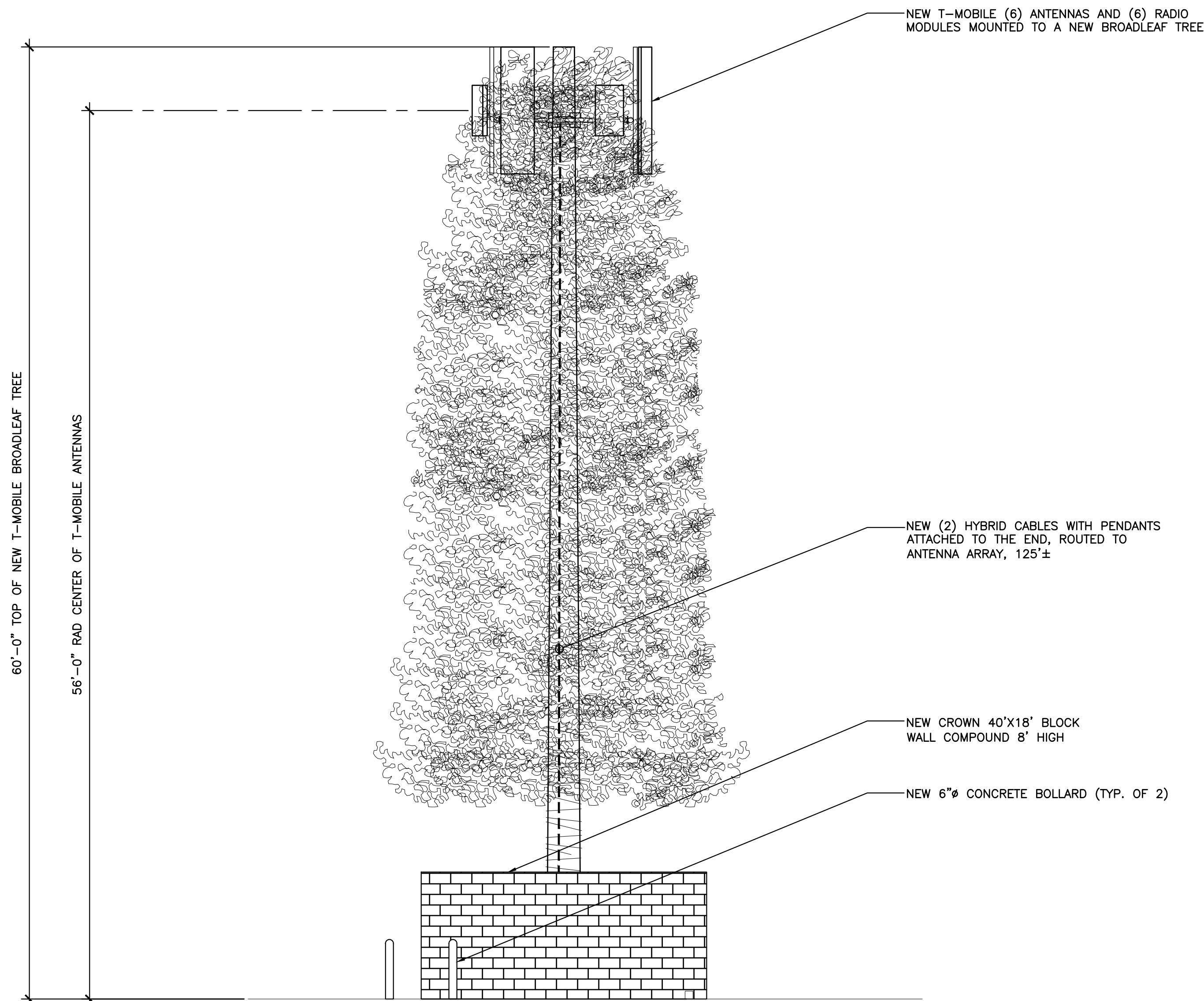
**ENLARGED DIMENSION
AND ANTENNA PLAN**

JURISDICTIONAL APPROVAL

SHEET NUMBER

Z-3

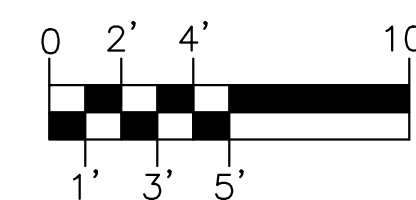
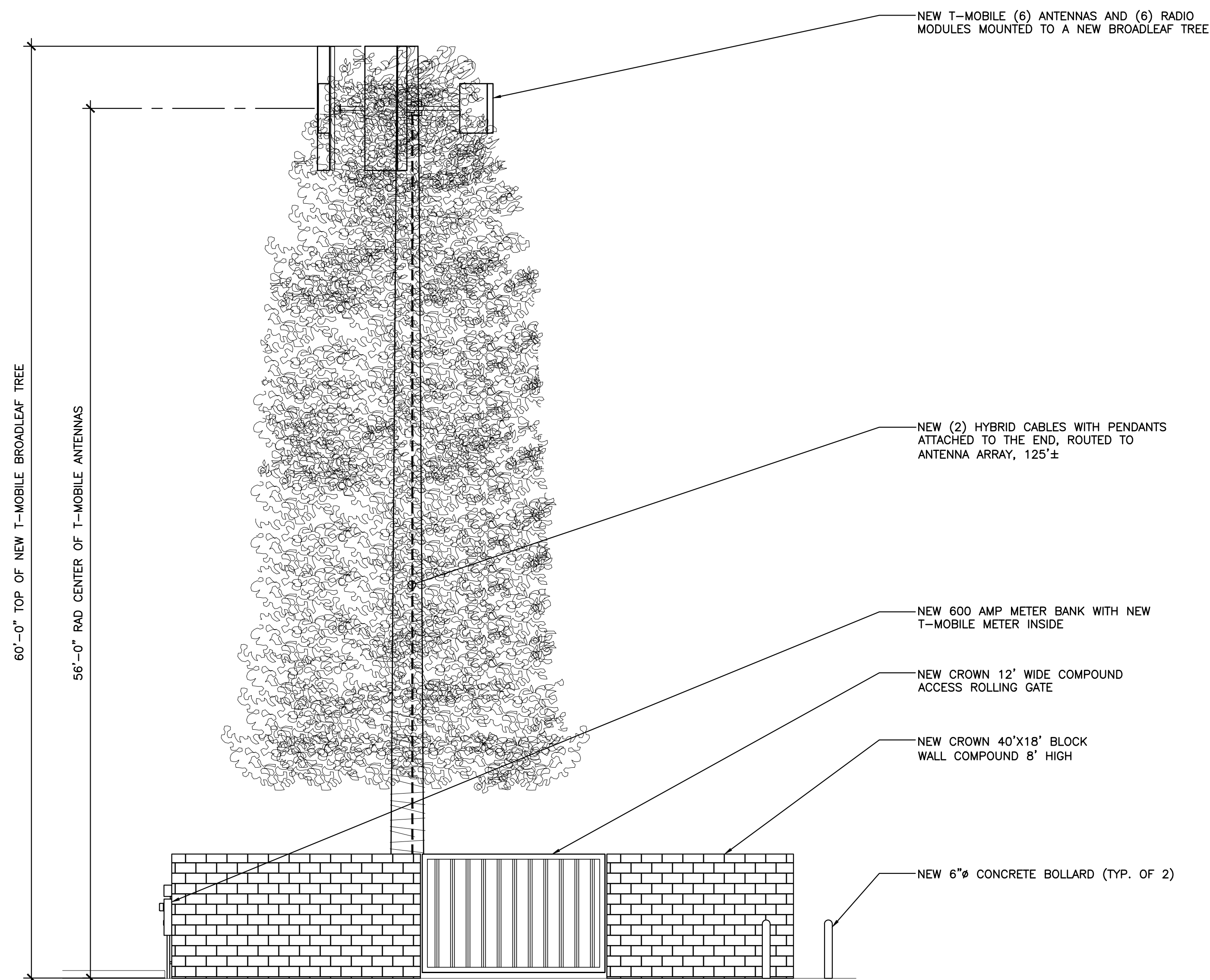
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SOUTH ELEVATION

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

2



WEST ELEVATION

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

1

NOTE:
STRUCTURAL ANALYSIS MUST BE PERFORMED
BEFORE INSTALLATION OF ANY NEW ANTENNAS.
STRUCTURAL ANALYSIS PROVIDED BY OTHERS

NOTE:
ADD AN ANTENNA SOCK TO EACH ANTENNA

CLIENT

CC CROWN CASTLE

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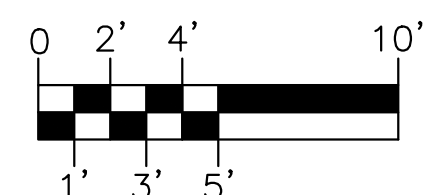
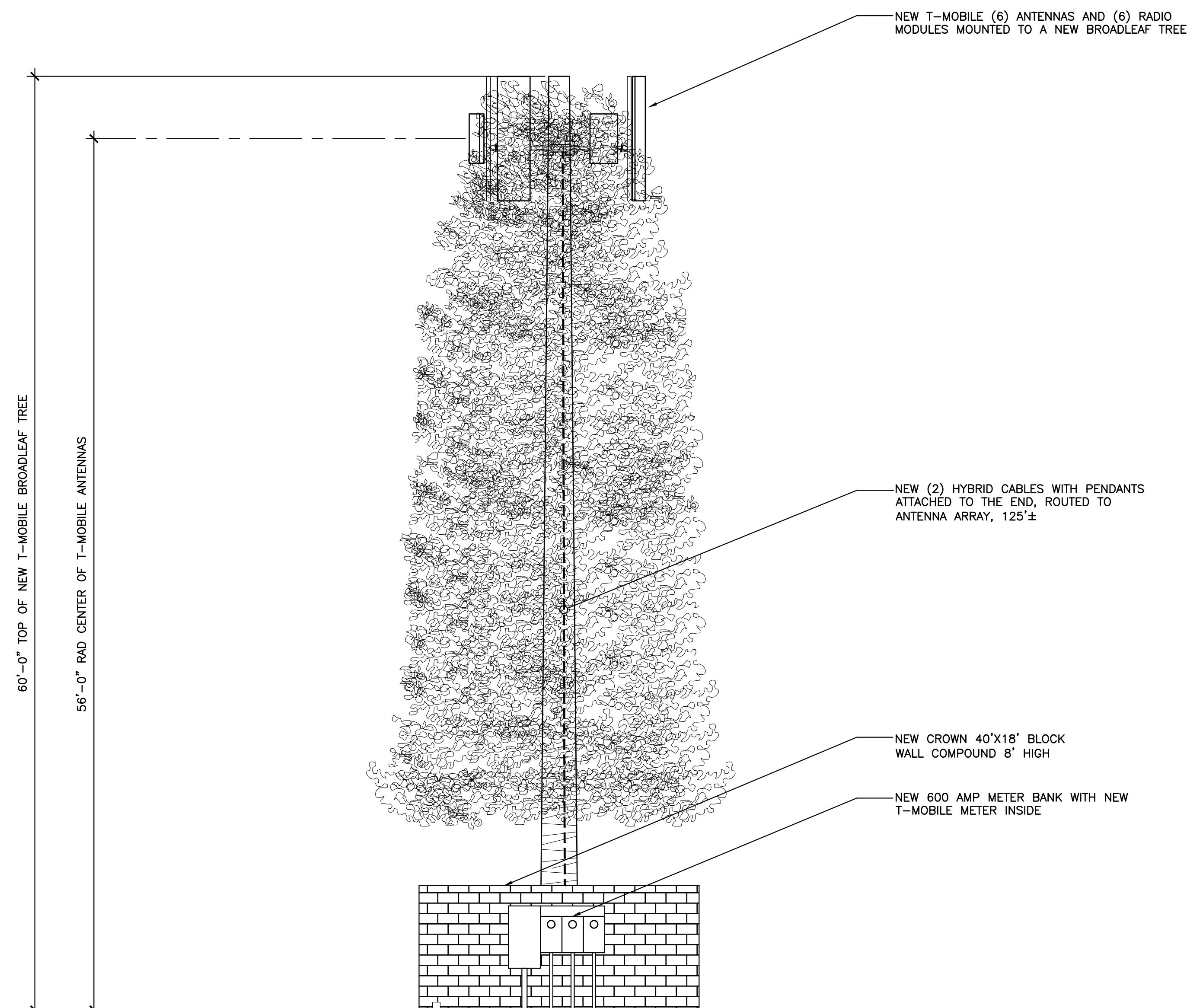
ELEVATIONS

JURISDICTIONAL APPROVAL

SHEET NUMBER

Z-4

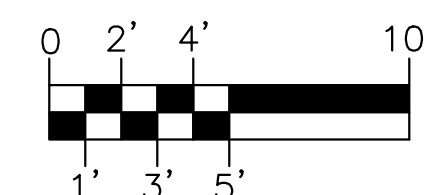
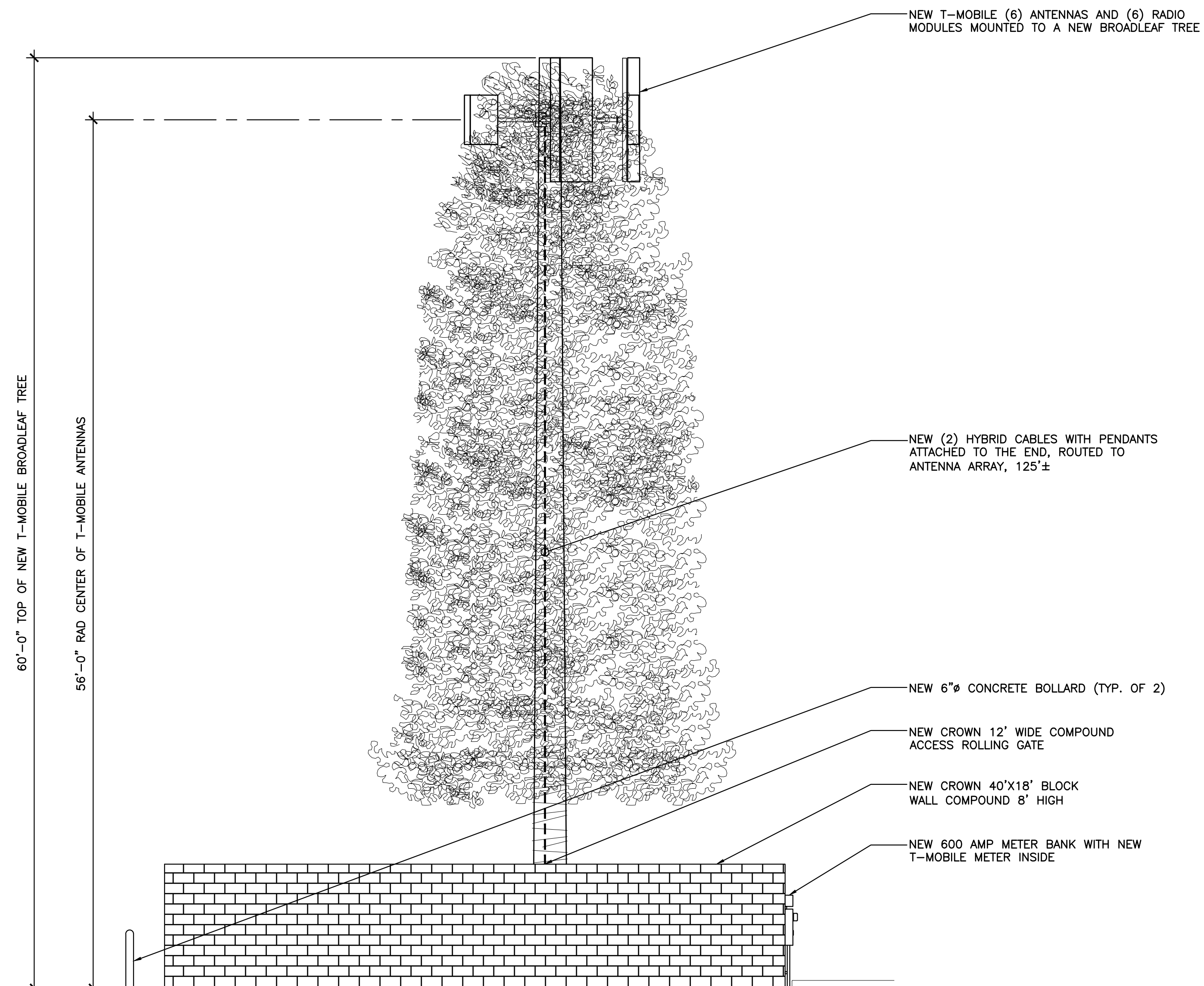
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NORTH ELEVATION

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

2



EAST ELEVATION

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

1

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NOTE:
ADD AN ANTENNA SOCK TO EACH ANTENNA

— CLIENT —



— CONSULTANT —



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—SEAL—

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PROJECT INFORMATION
JOB: 15-018-03

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—SHEET TITLE—

ELEVATIONS

—JURISDICTIONAL APPROVAL—

—SHEET NUMBER—

Z-5

RFDS VER 1 DATED 8/24/2021 AT 3:8:58 PM