

DEDICATION

PV-V ARCADIA SERENE LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME "SERENE ESTATES", A RE-PLAT OF LOT 1 OF A MINOR LAND DIVISION MAP OF "TRACT A" OF "SERENE HOMES": ACCORDING TO BOOK 953, PAGE 1, LOCATED WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "SERENE ESTATES", A SUBDIVISION AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS, AND EASEMENTS, CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER AND NAME GIVEN RESPECTIVELY, AS SHOWN ON SAID PLAT, AND ARE HEREBY DEDICATED AS SHOWN ON THIS FINAL PLAT.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT. EMERGENCY VEHICULAR ACCESS EASEMENT ACROSS THE PROPERTY DEDICATED TO THE CITY OF CHANDLER.

THE STREETS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF CHANDLER FOR PUBLIC USE AS RIGHTS OF WAY.

TRACTS A, B, C AND D ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE OF AND ENJOYMENT OF THE SERENE ESTATES HOMEOWNERS ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS.

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 HEREWIT PLATTED AS COMMON PROPERTY WITH AN UNDIVIDED INTEREST OWNED IN COMMON BY EACH LOT OWNER.

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 SHALL BE OWNED IN COMMON, WITH AN UNDIVIDED INTEREST, BY ALL LOT OWNERS OF THE SUBDIVISION. THE COMMON PROPERTY SHALL BE INCLUDED WITHIN THE SCOPE OF THE DEEDS TRANSFERRING OWNERSHIP OF LOTS WITHIN THE SUBDIVISION. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.

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:

PV-V ARCADIA SERENE LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE AUTHORIZED REPRESENTATIVE, THEREUNTO

DULY AUTHORIZED THIS _____ DAY OF _____, 2023.

BY: _____
AUTHORIZED AGENT OF OWNER

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) S.S.

ON THIS _____ 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 BEING AN AUTHORIZED REPRESENTATIVE OF PV-V ARCADIA SERENE LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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 _____

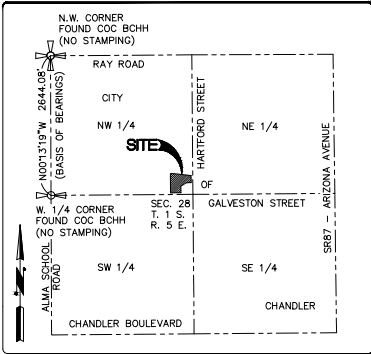
MY COMMISSION EXPIRES: _____

NOTES

- ALL LOT CORNERS TO BE SET AT COMPLETION OF MASS GRADING WITH 3/4-INCH REBAR WITH CAP OR AS NOTED.
- ANY RETENTION SYSTEM SHALL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO: (1) REGULARLY INSPECT THE SYSTEM (AT LEAST ANNUALLY), AND (2) MAINTAIN THE SYSTEM IN A CONDITION THAT WILL ALLOW THE SYSTEM TO STORE AND DISSIPATE THE VOLUME OF STORM WATER AS SHOWN ON THE DESIGN PLANS. THE FOREGOING RESTRICTION CANNOT BE CHANGED WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF CHANDLER ENGINEER.
- THIS SUBDIVISION IS LOCATED WITHIN FLOOD ZONE "X" PER FEMA FLOOD INSURANCE RATE MAP 04013C232M0, DATED NOVEMBER 4, 2015.
- CONSTRUCTION WITHIN THE UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, LANDSCAPING, 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.
- 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. TREE'S SHALL BE SPACED NOT LESS THAN 8' APART.
- 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.
- OWNER HEREBY GRANTS THE FOLLOWING CROSS-ACCESS EASEMENTS OVER ALL LOTS AND TRACTS: A. PRIVATE POTABLE WATER, B. PRIVATE SANITARY SEWER, C. FIRE LINE, D. PEDESTRIAN ACCESS, E. VEHICULAR ACCESS AND S. DRAINAGE

"SERENE ESTATES" A RE-PLAT OF LOT 1 OF MINOR LAND DIVISION OF "TRACT A" OF "SERENE HOMES"

RECORDED IN BOOK 953, PAGE 1, MARICOPA COUNTY RECORDER, WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA



VICINITY MAP

NTS

SURVEYOR'S 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.



TROY A. RAY
RLS #33868
RITCHO-POWELL & ASSOCIATES
1001 NORTH CENTRAL AVENUE
SUITE 900
PHOENIX, ARIZONA 85004-1945

BENCHMARK

CITY OF CHANDLER BENCHMARK 28A BEING A BRASS CAP FLUSH LOCATED AT THE INTERSECTION OF MONTEREY ST. AND IDOWA ST; ONE-HALF MILE NORTH OF CHANDLER BLVD AND 2100' WEST OF ARIZONA AVE; HAVING A PUBLISHED NAVD 88 ELEVATION OF 1208.30'.

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 _____

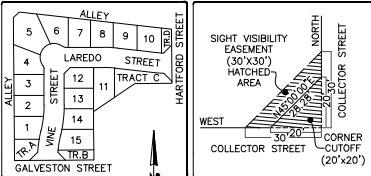
THIS IS TO CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE CITY CODE HAVE BEEN COMPLIED WITH AND THAT THIS SUBDIVISION IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576, ARIZONA REVISED STATUTES.

CITY ENGINEER _____ DATE _____

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

BY: _____ MAYOR _____ DATE _____

ATTEST: _____ CITY CLERK _____ DATE _____



KEY MAP

NTS

SITE VISIBILITY DETAIL

NTS

BASIS OF BEARINGS

FOR THIS PROJECT IS N00°13'19"W FOR THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA & SALT RIVER MERIDIAN AS CALCULATED FROM AN PLSS SUBDIVISION RECORD OF SURVEY MARICOPA COUNTY GEODETIC IDENTIFICATION AND CADASTRAL SURVEY RECORDED IN BOOK 669, PAGE 47, MARICOPA COUNTY RECORDS.

SUBDIVIDER

PV-V ARCADIA SERENE, LLC
7600 E. DOUBLETREE RANCH RD., SUITE 220
SCOTTSDALE, ARIZONA 85258
PHONE: 602-478-0662
EMAIL: CBROWN@ARCADIACAPITALLLC.COM
CONTACT: CHRIS BROWN
OWNER

SURVEYOR

RITCHO-POWELL & ASSOCIATES
1001 NORTH CENTRAL AVENUE
SUITE 900
PHOENIX, ARIZONA 85004-1945
PHONE: 602-263-1177
TRAY@RPAENG.COM
CONTACT: TROY A. RAY, RLS
SURVEY OFFICE MANAGER

HOMEOWNER'S ASSOCIATION RATIFICATION

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

SIGNATURE _____ DATE _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) S.S.

ON THIS _____ 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 HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES: _____

LIEN HOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED

IN _____ RECORDS OF MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS PLAT, THE DECLARATION OF RESTRICTION RECORDED CONCURRENTLY HEREWIT AND EACH AND EVERY DEDICATION CONTAINED HEREIN

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SIGNED THEIR NAMES THIS _____ DAY

OF _____, 2023.

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) S.S.

ON THIS _____ 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 HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES: _____

SUBDIVISION AREA

GROSS AREA = 102,341.18 SQ.FT., 2.3494 ACRES
NET AREA = 73,322.50 SQ.FT., 1.6832 ACRES

REVISION	NO.	DATE	BY	TAR	FOURTH REVIEW COMMENTS
	1	18/19/21	TAR		
	2	2/21/23	TAR		

DWG.	JOB NO.: 220076-3000	DESIGN BY: MRS	DRAWN BY: TAR	CHECKED: TAR	DATE: 3/7/2023
RE-PLAT					
SHEET	1				
OF	2				

"SERENE ESTATES"
A RE-PLAT OF LOT 1 OF
MINOR LAND DIVISION OF
"TRACT A" OF "SERENE HOMES"
CHANDLER, ARIZONA
MARICOPA COUNTY

DATE: Mar 08, 2023 FILE: P:\Projects\Survey\2023\22222 - Serene Estates\Survey\DWG\DWG Final\220076 - RE-PLAT V2.dwg

C.O.C. Log No. PLT21 -0030

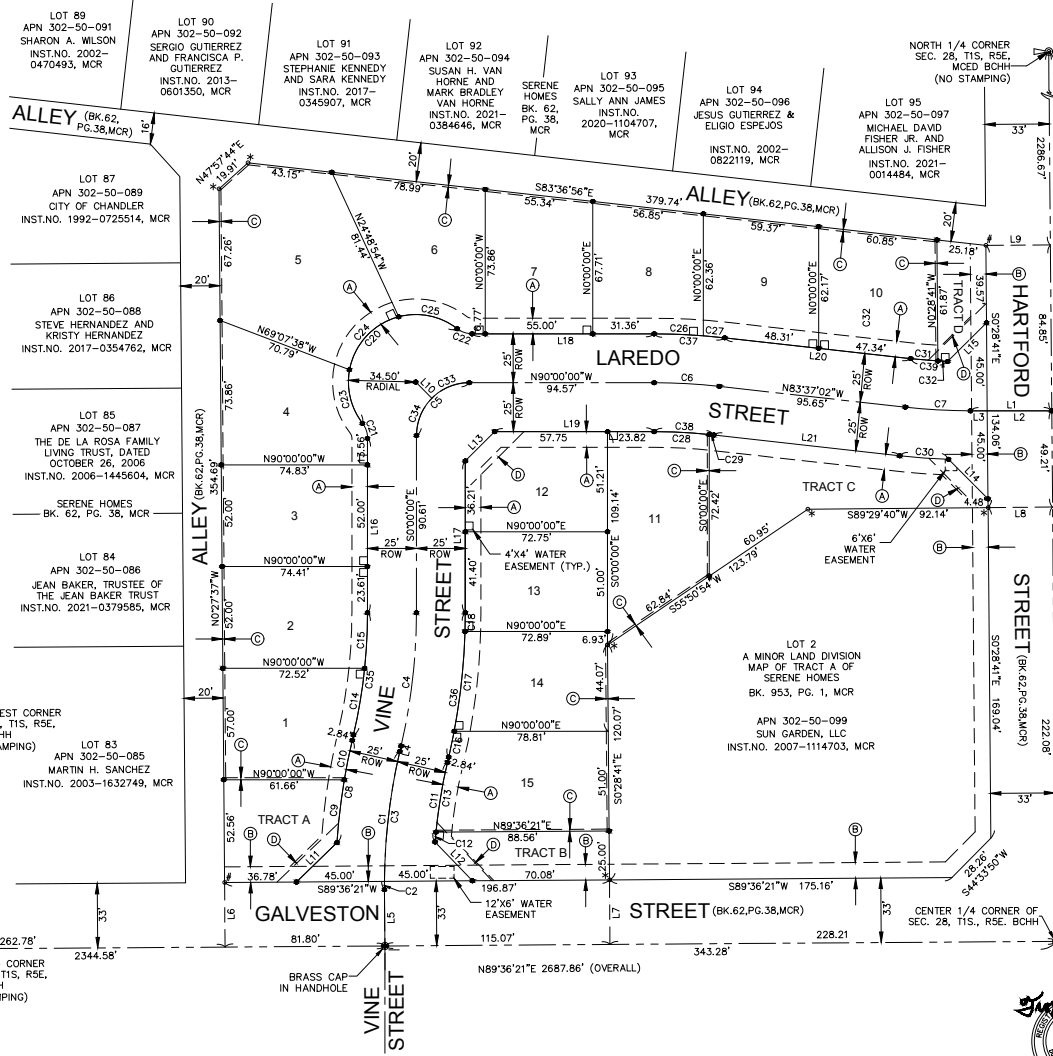
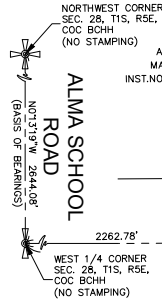
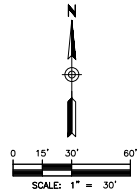
LOTS	
NAME	AREA
1	3,847.91 S.F.
2	3,844.59 S.F.
3	3,880.20 S.F.
4	4,253.50 S.F.
5	6,748.70 S.F.
6	4,332.35 S.F.
7	3,893.17 S.F.
8	3,655.06 S.F.
9	3,668.74 S.F.
10	3,774.08 S.F.
11	4,744.64 S.F.
12	3,612.83 S.F.
13	3,710.53 S.F.
14	3,832.46 S.F.
15	4,319.57 S.F.
TOTAL	62118.33 S.F. 1.4260 ACRE

TRACTS	
NAME	AREA
A	2865.93 S.F.
B	2035.41 S.F.
C	4982.81 S.F.
D	1320.02 S.F.
TOTAL	11,204.17 S.F. 0.2572 ACRE

RIGHT-OF-WAY	
NAME	AREA
VINE STREET AND LAREDO STREET	29,018.68 S.F. 0.6662 ACRE
TOTAL	29,018.68 S.F. 0.6662 ACRE

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHD BRNG
C1	133°32'	300.00'	71.26'	S06°19'42"W
C2	0°48'05"	300.00'	4.20'	S00°04'31"E
C3	12°48'27"	300.00'	67.06'	S06°43'45"W
C4	13°07'58"	300.00'	68.76'	N00°33'59"E
C5	90°00'00"	27.00'	42.41'	S45°00'00"W
C6	6°22'58"	300.00'	33.42'	N86°48'31"W
C7	6°22'58"	300.00'	33.42'	S86°48'31"E
C8	9°19'59"	325.00'	52.94'	S08°27'59"W
C9	5°42'41"	325.00'	52.40'	S06°39'20"W
C10	3°37'18"	325.00'	20.54'	S11°19'19"W
C11	8°34'08"	275.00'	41.13'	S08°50'54"W
C12	1°02'48"	274.99'	5.02'	S05°05'14"W
C13	7°31'20"	275.00'	36.10'	S09°22'18"W
C14	7°12'24"	275.00'	34.59'	N09°31'46"E
C15	5°55'34"	275.00'	28.44'	N02°57'47"E
C16	2°23'10"	275.00'	13.53'	N11°56'24"E
C17	9°03'13"	325.00'	51.36'	N06°13'12"E
C18	1°41'36"	325.00'	9.60'	N00°50'48"E
C20	165°33'49"	34.50'	99.69'	S45°00'00"W
C21	37°46'54"	12.50'	8.24'	N18°53'27"W
C22	37°46'54"	12.50'	8.24'	S71°06'33"E
C23	48°16'08"	34.50'	29.06'	S13°38'50"E
C24	64°48'40"	34.50'	39.03'	S42°53'34"W
C25	52°29'01"	34.50'	31.60'	N78°27'36"W
C26	42°61'13"	325.00'	25.17'	N87°46'53"W
C27	1°56'45"	325.00'	11.04'	N84°35'24"W
C28	5°52'53"	275.00'	28.23'	N87°03'33"W
C29	0°30'05"	275.00'	2.41'	N83°52'04"W
C30	42°42'26"	325.00'	25.00'	S85°49'15"E
C31	2°55'02"	275.00'	14.00'	S85°04'33"E
C32	102°37'	275.00'	5.01'	S87°03'22"E
C33	45°00'00"	27.00'	21.21'	S67°30'00"W
C34	45°00'00"	27.00'	21.21'	S22°30'00"W
C35	13°07'58"	275.00'	63.03'	N06°33'59"E
C36	13°07'58"	325.00'	74.49'	N06°33'59"E
C37	6°22'58"	325.00'	36.21'	N86°48'31"W
C38	6°22'58"	275.00'	30.64'	N86°48'31"W
C39	3°57'39"	275.00'	19.01'	S85°35'51"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N90°00'00"W	41.59'
L2	N90°00'00"E	33.00'
L3	N90°00'00"W	8.59'
L4	S13°07'58"W	2.84'
L5	S02°38'34"E	28.81'
L6	S02°33'39"E	33.00'
L7	S02°33'39"E	33.00'
L8	S89°31'19"W	33.00'
L9	N89°31'19"E	33.00'
L10	S45°00'00"E	11.68'
L11	S45°47'51"W	28.89'
L12	S43°55'25"E	27.59'
L13	N45°00'00"E	21.21'
L14	S44°57'57"E	28.54'
L15	N45°07'05"E	27.99'
L16	S00°00'00"E	89.17'
L17	S00°00'00"E	77.61'
L18	N00°00'00"W	93.13'
L19	N00°00'00"W	81.57'
L20	N83°37'02"W	95.65'
L21	N83°37'02"W	95.65'



"SERENE ESTATES" A RE-PLAT OF LOT 1 OF MINOR LAND DIVISION OF "TRACT A" OF "SERENE HOMES" RECORDED IN BOOK 953, PAGE 1, MARICOPA COUNTY RECORDER, WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA

TRACTS	
NAME	USAGE
A	LANDSCAPE, OPEN SPACE, PUE AND RETENTION
B	LANDSCAPE, OPEN SPACE, PUE AND RETENTION
C	LANDSCAPE, OPEN SPACE, PUE, RETENTION AND AMENITIES
D	LANDSCAPE, OPEN SPACE, PUE AND RETENTION

LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF LOT 1 AS SHOWN ON THE MINOR LAND DIVISION MAP OF TRACT A OF SERENE HOMES RECORDED IN BOOK 953, PAGE 1, MARICOPA COUNTY RECORDS AS CONVEYED TO P.V. MARICOPA SERENE, LLC BY DEED OF RECORD INSTRUMENT NUMBER 2022-020069, MARICOPA COUNTY RECORDS (MCR) AND LYING WITHIN THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA & SALT RIVER MERIDIAN, CITY OF CHANDLER, MARICOPA COUNTY ARIZONA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1 FROM WHICH POINT A SOUTHEAST CORNER THEREOF BEARS N89°36'21"E A DISTANCE OF 196.87 FEET;

THENCE ALONG THE RIGHT-OF-WAY LINE OF AN ALLEY THE FOLLOWING THREE (3) COURSES AND DISTANCES

- 1) N02°37'37"W A DISTANCE OF 354.69 FEET;
- 2) N47°57'44"E A DISTANCE OF 19.91 FEET;

3) S83°36'56"E A DISTANCE OF 379.74 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HARTFORD STREET;

THENCE S02°84'1"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 134.06 FEET TO THE NORTHEAST CORNER OF LOT 2 AS SHOWN ON SAID MINOR LAND DIVISION MAP;

THENCE ALONG THE PERIMETER OF SAID LOT 2 THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) S89°29'40"W A DISTANCE OF 92.14 FEET;
- 2) S55°50'54"W A DISTANCE OF 123.79 FEET;
- 3) S02°84'1"E A DISTANCE OF 120.07 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF GALVESTON STREET;

THENCE S89°36'21"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 196.87 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 102,341.18 S.F. (2.3494 ACRES) OF LAND, MORE OR LESS INCLUDING ANY EASEMENTS OF RECORD.

LEGEND

- SECTION CORNER W/MONUMENT AS NOTED
- QUARTER SECTION CORNER W/MONUMENT AS NOTED
- MONUMENT TO BE SET
- FOUND 1/2" REBAR W/CAP RPA RLS 33868
- FOUND 1/2" REBAR W/CAP RLS MILLER 15336
- 8" PUBLIC UTILITY EASEMENT (PUE)
- 8" PUBLIC UTILITY EASEMENT (PUE) PER BK. 953, PG. 1, MCR
- 1" VEHICULAR NON-ACCESS EASEMENT (VNAE)
- 30' X 30' SIGHT VISIBILITY EASEMENT (SVE)
- SUBDIVISION BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- CENTERLINE
- EASEMENT LINE AS NOTED
- BOHH BRASS CAP IN HANDHOLE
- COC CITY OF CHANDLER
- APN ASSESSOR'S PARCEL NUMBER
- BK. BOOK
- PG. PAGE
- INST.NO. INSTRUMENT NUMBER
- MCR MARICOPA COUNTY RECORDS
- SEC. SECTION
- T. TOWNSHIP
- R. RANGE
- L# LINE NUMBER
- C# CURVE NUMBER
- MCRD MARICOPA COUNTY ENGINEERING DEPARTMENT
- PUE PUBLIC UTILITY EASEMENT
- SVE SIGHT VISIBILITY EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT



REVISION		
NO.	DATE	BY
1	18/18/21	TAR
2	2/21/23	TAR

ITCHIE POWELL & Associates
RPA
602-585-1177
www.ritchpowell.com

"SERENE ESTATES"
A RE-PLAT OF LOT 1 OF
MINOR LAND DIVISION OF
"TRACT A" OF "SERENE HOMES"
CHANDLER, ARIZONA

DWG.	JOB NO.	DESIGN BY:	DRAWN BY:	CHECKED:	DATE:
RE-PLAT	220076-3000	MRS	TAR		3/7/2023
SHEET					
2					
OF 2					