

DEDICATION

STATE OF ARIZONA

COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

ELUX MCQUEEN, LLC, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, AS OWNER OF LOT 1 HEREBY PUBLISHES THIS FINAL PLAT UNDER THE NAME OF "ELUX AT MCQUEEN" LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE G&S&M, MARICOPA COUNTY, ARIZONA AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND DIMENSIONS OF THE LOTS AND EASEMENTS AS SHOWN ON SAID FINAL PLAT.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS FINAL 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.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE COMMUNITY ASSOCIATION OR ABUTTING PROPERTY OWNER.

RIGHT OF WAY IS DEDICATED TO THE CITY OF CHANDLER AS SHOWN ON THIS FINAL PLAT.

AN EMERGENCY VEHICULAR ACCESS EASEMENT OVER LOT 1 TO BE DEDICATED TO THE CITY OF CHANDLER.

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

ELUX MCQUEEN, LLC, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, AS OWNER 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 SAID SUBDIVISION 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, VIBRATIONS, 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 CHANDLER MUNICIPAL AIRPORT, AND THE OWNER (GRANTOR) DOES FURTHER RELEASE AND DISCHARGE THE CITY, FOR THE USE AND BENEFIT OF THE PUBLIC AND AIRBORNE OF THE CITY, OF AND FROM ALL LIABILITY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSON PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER OR IN CONNECTION WITH THE OWNER'S (GRANTOR'S) 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 THE CHANDLER MUNICIPAL AIRPORT.

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 OWNER (GRANTOR) AND THEIR HEIRS, ASSIGNS AND SUCCESSORS IN INTEREST TO ALL LOTS, TRACTS, AND PARCELS IN THE SAID SUBDIVISION AND THE STATEMENT OF RELEASE SHALL BE A COVENANT RUNNING WITH THE LAND.

IN WITNESS WHEREOF:

ELUX MCQUEEN, LLC, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, AS OWNER, HAVE HEREUNTO AFFIXED THEIR SIGNATURES THIS ____ DAY OF _____, 2023.

BY: ELUX MCQUEEN, LLC, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP,

BY: _____

(TS: _____)

ACKNOWLEDGEMENT

STATE OF ARIZONA

COUNTY OF MARICOPA

ON THIS ____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED, TO THE INSTRUMENT WITHIN, AND WHO ACKNOWLEDGED SELF TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE _____

MY COMMISSION EXPIRES _____, 20____

LIEN HOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN DOC. NO. 2021-1180598, 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: _____

(TS: _____)

ACKNOWLEDGEMENT

STATE OF ARIZONA

COUNTY OF MARICOPA

ON THIS ____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED, TO THE INSTRUMENT WITHIN, AND WHO ACKNOWLEDGED SELF TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

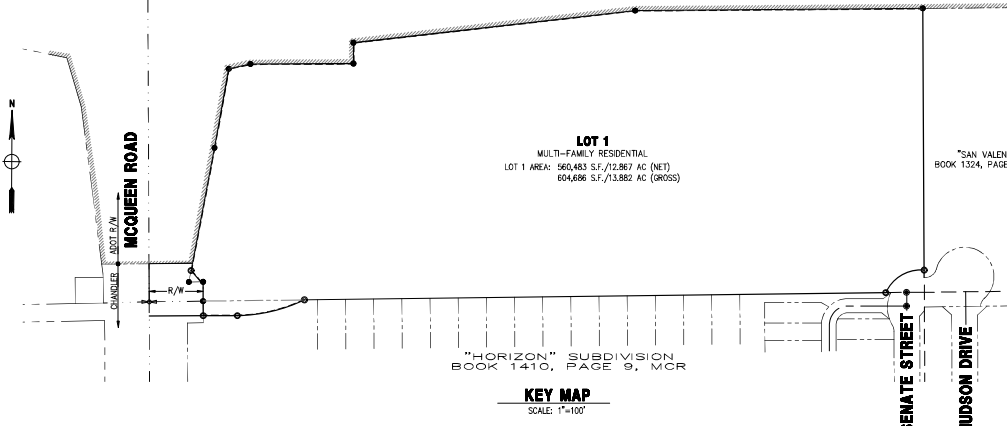
NOTARY PUBLIC DATE _____

MY COMMISSION EXPIRES _____, 20____

"ELUX AT MCQUEEN"
A FINAL PLAT OF

A PORTION OF THE S 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 2, T.2S, R.5E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ADOT RIGHT OF WAY 202



MEETS & BOUNDS LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, T.2S, R.5E, OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 2 BEARS S00°15'20"E, 1324.64 FEET; THENCE NORTH 89°17'20" EAST, 92.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°15'20" WEST, 33.00 FEET; THENCE SOUTH 88°58'31" WEST, 4.20 FEET; THENCE NORTH 40°07'00" EAST, 25.22 FEET; THENCE NORTH 10°48'17" EAST, 213.02 FEET; THENCE NORTH 10°11'03" EAST, 136.73 FEET; THENCE NORTH 77°39'58" EAST, 37.92 FEET; THENCE NORTH 89°44'40" EAST, 175.64 FEET; THENCE NORTH 00°15'20" WEST, 35.40 FEET; THENCE NORTH 83°09'09" EAST, 483.37 FEET; THENCE NORTH 80°54'42" EAST, 490.27 FEET; THENCE SOUTH 00°18'05" EAST, 446.18 FEET; THENCE, ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 65.50 FEET, A CENTRAL ANGLE OF 70°44'24", A TANGENT LENGTH OF 46.50 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 59°37'39" WEST FOR A DISTANCE OF 75.84 FEET, FOR AN ARC LENGTH OF 80.88 FEET; THENCE SOUTH 89°17'20" WEST, 99.98 FEET; THENCE, ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 275.35 FEET, A CENTRAL ANGLE OF 24°38'32", A TANGENT LENGTH OF 60.06 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 70°45'29" WEST FOR A DISTANCE OF 117.36 FEET, FOR AN ARC LENGTH OF 118.26 FEET; THENCE SOUTH 89°44'40" WEST, 58.20 FEET; THENCE NORTH 00°17'05" WEST, 25.00 FEET, TO THE POINT OF BEGINNING;

LEGEND

- SECTION CORNER
- 1/4 QUARTER
- BRASS CAP IN HANDHOLE
- BRASS CAP FLUSH
- FOUND REBAR OR AS NOTED
- CALCULATED POINT
- SET 1/2" REBAR & TAG OR AS NOTED
- PROPERTY LINE
- EASEMENT LINE
- SECTION LINE
- MONUMENT/CENTER LINE
- CORNERS OF THIS FINAL PLAT TO BE SET AT COMPLETION OF MASS GRADING

ABBREVIATIONS

- APN ASSASSONS PARCEL NUMBER
- ESMT EASEMENT
- MCRC MARICOPA COUNTY RECORDER
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT OF WAY
- VIAE VEHICLE NON-ACCESS EASEMENT

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.
- 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.
- CORNERS OF THIS FINAL PLAT TO BE SET AT COMPLETION OF MASS GRADING.
- VEGETATION RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 6" ABOVE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.
- ALL UTILITIES AND ELECTRICAL LINES ARE TO BE INSTALLED UNDERGROUND.

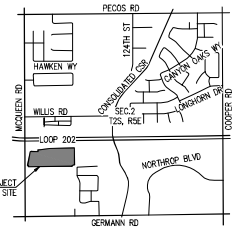
AIRPORT IMPACT OVERLAY DISTRICT NOTE

THIS PROPERTY IS WITHIN THE CHANDLER MUNICIPAL AIRPORT POTENTIAL AIRPORT INFLUENCE AREA AND IS SUBJECT TO AIRCRAFT NOISE AND OVERFLIGHT ACTIVITY, AND IS ENCLUMBERED BY AN AVIATION EASEMENT GRANTED TO THE CITY OF CHANDLER.

FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #	SUFFIX	BASE FLOOD ELEVATION
040245	273762739 OF 4425	M	N/A
MAP #	PANEL DATE/FIRM INDEX DATE	ZONE	ELEVATION
04013C	11/04/2015 11/04/2015	X*	N/A

*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;
AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD



VICINITY MAP

NTS

OWNER

ELUX MCQUEEN, LLC
7114 E STEINER DRIVE #400
SCOTTSDALE, AZ 85251
CONTACT: SCOTT CURTIS
PH: 602-999-2180
SCOTT@ELUXMCQUEENPARTNERS.COM

DEVELOPER

SNOWDON PARTNERS
7114 E STEINER DRIVE #400
SCOTTSDALE, AZ 85251
CONTACT: MICHAEL VUCKOVICH
PH: 602-999-2180
MICHAEL@SNOWDONPARTNERS.COM

SITE DATA

PARENT APN: 303-29-014H & 303-29-014J
LOT 1 AREA: 860,483 S.F./12,867 AC (NET)
604,686 S.F./13,882 AC (GROSS)

BASIS OF BEARINGS

EAST LINE OF SEC. 2, T.2S, R.5E, BEARING S00°15'20"E PER HORIZON FINAL PLAT, BOOK 1410, PAGE 9, MCR.

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.



JAMES FLACK
RLS 5966A
8026 N CENTRAL AVE., SUITE 208
PHOENIX, AZ 85028

03/20/23
DATE

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 _____

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

BY: _____ MAYOR DATE: _____

ATTEST: _____ CITY CLERK DATE: _____

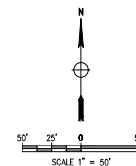
ELUX AT MCQUEEN
FINAL PLAT

ELUX AT MCQUEEN
CHANDLER, AZ 85286

ELUX AT MCQUEEN
CHANDLER, AZ 85286
PENDING RECORDATION



**A PORTION OF THE S 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 2, T.2S, R.5E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA**



LINE TABLE									
LINE #	LENGTH	DIRECTION	CURVE TABLE						
L1	25.22'	N40°07'06"W							
L2	33.00'	N01°15'20"W	CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
L3	25.00'	N07°17'05"W	C1	65.50'	80.88'	70°14'24"	46.50'	S59°31'39"W	75.84'
L4	58.20'	S89°44'40"W	C2	275.35'	118.26'	24°36'32"	60.06'	S76°45'29"W	117.36'
L5	4.20'	S2°58'31"W							

[illegible]