

A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION TEN (10), TOWNSHIP TWO (2) SOUTH, RANGE FIVE (5) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



STATE OF ARIZONA)
COUNTY OF MARICOPA)SS

THAT CORES SCHRADER FARM, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME, "SCHRADER FARMS BUSINESS PARK" LOCATED WITHIN A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY PUBLISHES AND HEREBY DECLARES THAT SAID "SCHRADER FARMS BUSINESS PARK" SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, AND EASEMENTS TO BE CONSIDERED IN THE SPLITTING, SPLITTING AND GIVING OF EACH LOT, AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME, GIVEN EACH RESPECTIVELY ON SAID PLAT MAP.

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

THE CHS SCHRADY FARMS, INC. A DELAWARE LIMITED LIABILITY COMPANY, DOES HEREBY GRANT AND CONVEY TO THE CITY OF CHANDLER, ARIZONA, ALL RIGHTS, TITLE AND INTEREST IN AND TO THE TRACTS AND PARCELS OF SAID SUBDIVISION IN CONNECTION WITH FLIGHTS FROM THREE HUNDRED FIFTY (300) FEET TO AN INFINITE HEIGHT ABOVE, OPERATING AT OR ABOVE, OR TAKING OFF OR LANDING AT OR ON THE CHANDLER MUNICIPAL AIRPORT, TO THE RIGHT OF FLIGHT OF AIRCRAFT OVER THE LAND, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FLAMES, FUEL, AND EXHAUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LAUNCHING AT OR TAKING OFF OR OPERATING AT OR ON, OR LANDING AT OR ON THE CHANDLER MUNICIPAL AIRPORT, (GRANTOR) DOES FURTHER RELEASE AND DISCHARGE THE CITY, FOR THE USE AND BENEFIT OF THE PUBLIC AND AGENCIES OF THE STATE OF ARIZONA, FROM ALL AND EVERY LIABILITY, DAMAGES, LOSSES, INJURY, AND PERSONAL INJURY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER OR IN CONNECTION WITH THE OWNER'S (GRANTOR'S) PROPERTY ABOVE, THREE HUNDRED FIFTY (300) FEET, TO AN INFINITE HEIGHT ABOVE, SAME, OR ANY SUCH DAMAGES SHALL ORIGINATE FROM NOISE, VIBRATIONS, FLAMES, FUEL, AND EXHAUST, OR FROM THE OPERATION OF AIRCRAFT LAUNCHING AT, OR TAKING OFF OR, OPERATING AT OR ON THE CHANDLER MUNICIPAL AIRPORT, (GRANTOR) DOES FURTHER RELEASE AND DISCHARGE THE CITY, FOR THE USE AND BENEFIT OF THE PUBLIC AND AGENCIES OF THE STATE OF ARIZONA, FROM ALL AND EVERY LIABILITY FOR DAMAGES OR INJURY TO PERSONS OR PROPERTY THAT MAY ARISE FROM AIRCRAFT OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, VIBRATION, FLAMES, FUEL, AND EXHAUST.

IN WITNESS WHEREOF, THE OWNERS HAVE HERETO CAUSED THEIR NAMES TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICERS, THEREUNTO DULY AUTHORIZED

ITS: _____

STATE OF _____)
COUNTY OF _____) SS.

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.

MY COMMISSION EXPIRES: _____

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

AND EXCEPT:

LOT NO	AREA (SQ.FT.)	AREA (ACRES)	GROSS (ACRES)
LOT 1	323,607 SQ.FT.±	7.429 ACRES±	9.028 ACRES±
LOT 2	148,103 SQ.FT.±	3.423 ACRES±	4.971 ACRES±
LOT 3	134,476 SQ.FT.±	3.111 ACRES±	13.511 ACRES±
LOT 4	520,411 SQ.FT.±	11.947 ACRES±	12.559 ACRES±
LOT 5	375,644 SQ.FT.±	8.624 ACRES±	9.824 ACRES±
LOT 6	354,270 SQ.FT.±	8.133 ACRES±	9.771 ACRES±
LOT 7	107,560 SQ.FT.±	19.090 ACRES±	20.587 ACRES±
TOTAL LOT AREA	3,069,106 SQ.FT.±	70.457 ACRES±	80.25 ACRES±

TOTAL GROSS AREA 3,495,820 SQ.FT.±
(TO CL STREET)

8. THIS PLAT PROVIDES PRIVATE CROSS ACCESS EASEMENTS, WHICH ARE BLANKET IN NATURE, FOR: 1-PRIVATE POTABLE WATER, 2-PRIVATE SANITARY SEWER, 3-FIRELINE, 4-PEDESTRIAL ACCESS, AND 5-VEHICULAR ACCESS.

CORE5 SCHRADER FARMS BP, LLC
C/O
CORE INDUSTRIAL PARTNERS, LLC
300 SPECTRUM CENTER DRIVE, SUITE 800
IRVINE, CA 92618
PHONE: (949)467-3290
CONTACT: JIM KELLY
EMAIL: jkelly@cs51p.com

HUNTER ENGINEERING INC
10450 NORTH 74TH STREET
SCOTTSDALE, AZ 85258
(480) 991.3985
CONTACT: JAMES A. BRUCCI
EMAIL: jbrucci@hunterengineeringpc.com

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 89°19'17" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE PLAT OF AMENDED RESULTS OF SURVEY, RECORDED IN BOOK 66, PAGE 38, MARICOPA COUNTY RECORDS, ARIZONA.

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 2739M (EFFECTIVE REVISED DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X

ZONE: X IS DEFINED AS 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.

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 _____

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.

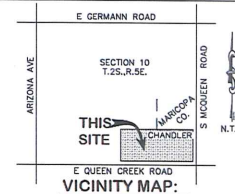
BY: _____ MAYOR _____ DATE _____

ATTEST: _____
CITY CLERK DATE

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/A. BRUCCI
REGISTERED LAND SURVEYOR NO. 29865
10450 N. 74TH STREET, SUITE 200
SCOTTSDALE, ARIZONA 85258



NO.	DATE	REVISION	BY

PURPOSE:
FINAL PLAT

DRAWN BY: JR
CHECKED BY: job

HUNTER
ENGINEERING

SCHRADER FARMS BUSINESS PARK

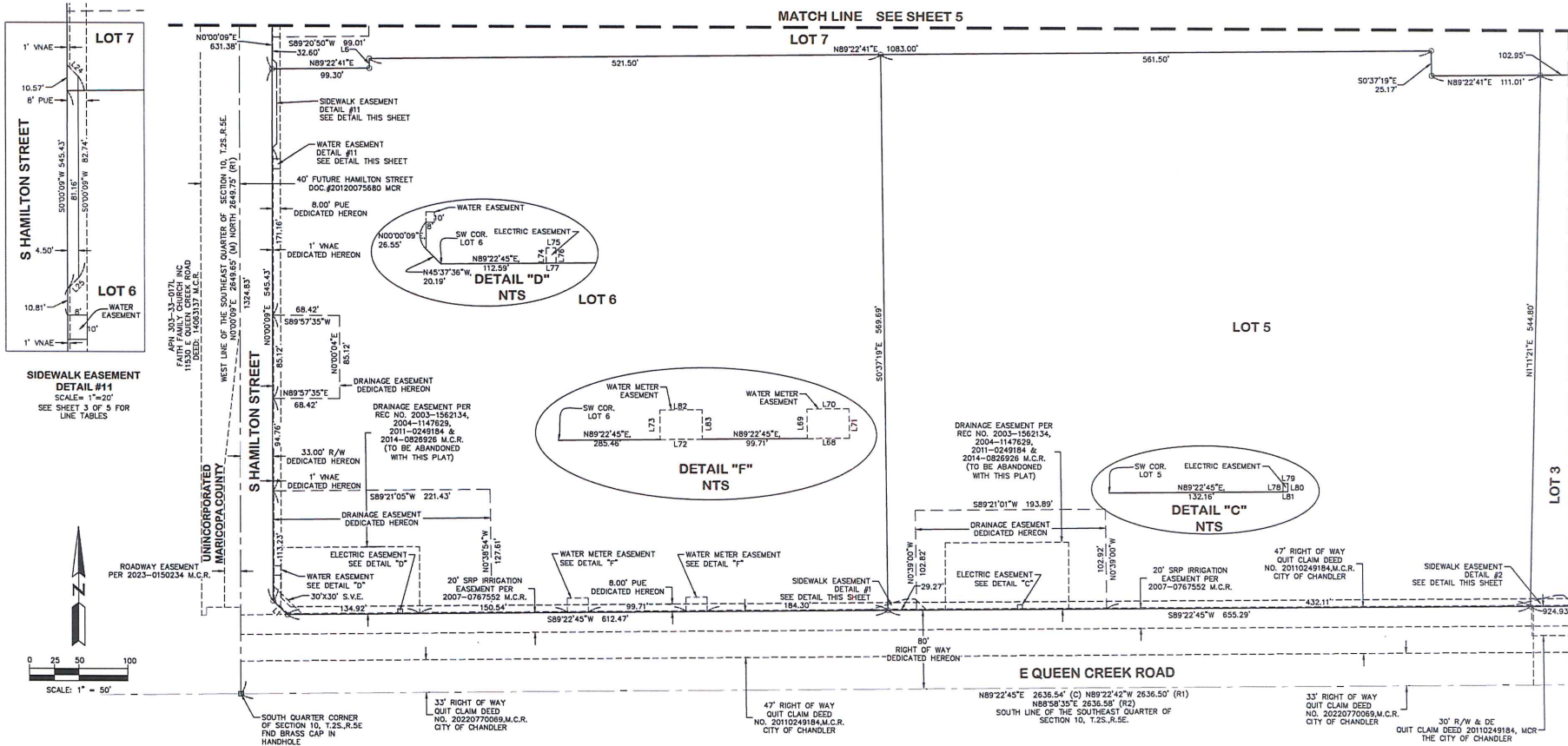
A FINAL PLAT
A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION TEN (10), TOWNSHIP TWO (2) SOUTH, RANGE FIVE (5) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SECTION: 10
TWNSHIP: 2S
RANGE: 5E

JOB NO.:
CORE001-S

SCALE
1"=100'

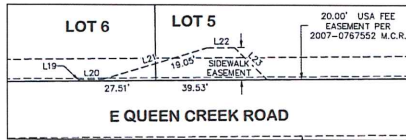
SHEET
1 OF 5



LEGEND:

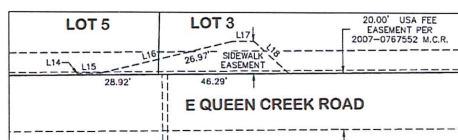
- BRASS CAP IN HANDHOLE
- BRASS CAP FLUSH
- SET 1/2" REBAR W/CAP STAMPED "RLS 29865" (TO BE SET AT COMPLETION OF MASS GRADING)
- R/W RIGHT OF WAY
- M.C.R. MARICOPA COUNTY RECORDER
- BK. BOOK
- PG. PAGE
- S.F. SQUARE FEET
- FND. FOUND
- PLSS. PUBLIC LAND SURVEY SYSTEM
- GROSS PLAT BOUNDARY
- - - MONUMENT LINE
- PROPERTY LINE
- - - EASEMENT LINE
- - - MARICOPA COUNTY/CHANDLER JURISDICTION

LINE TABLES SHOWN ON SHEET 3



SIDEWALK EASEMENT DETAIL #1

SCALE= 1"=20'
SEE SHEET 3 OF 5 FOR
LINE TABLES



SIDEWALK EASEMENT DETAIL #2

SCALE= 1"=20'
SEE SHEET 3 OF 5 FOR
LINE TABLES

MARICOPA COUNTY RECORDING DATA

NO.	DATE	REVISION	BY

DRAWN BY: JS
CHECKED BY: job

HUNTER
ENGINEERING
CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85257
TEL: 480.981.1985
F: 480.981.1986



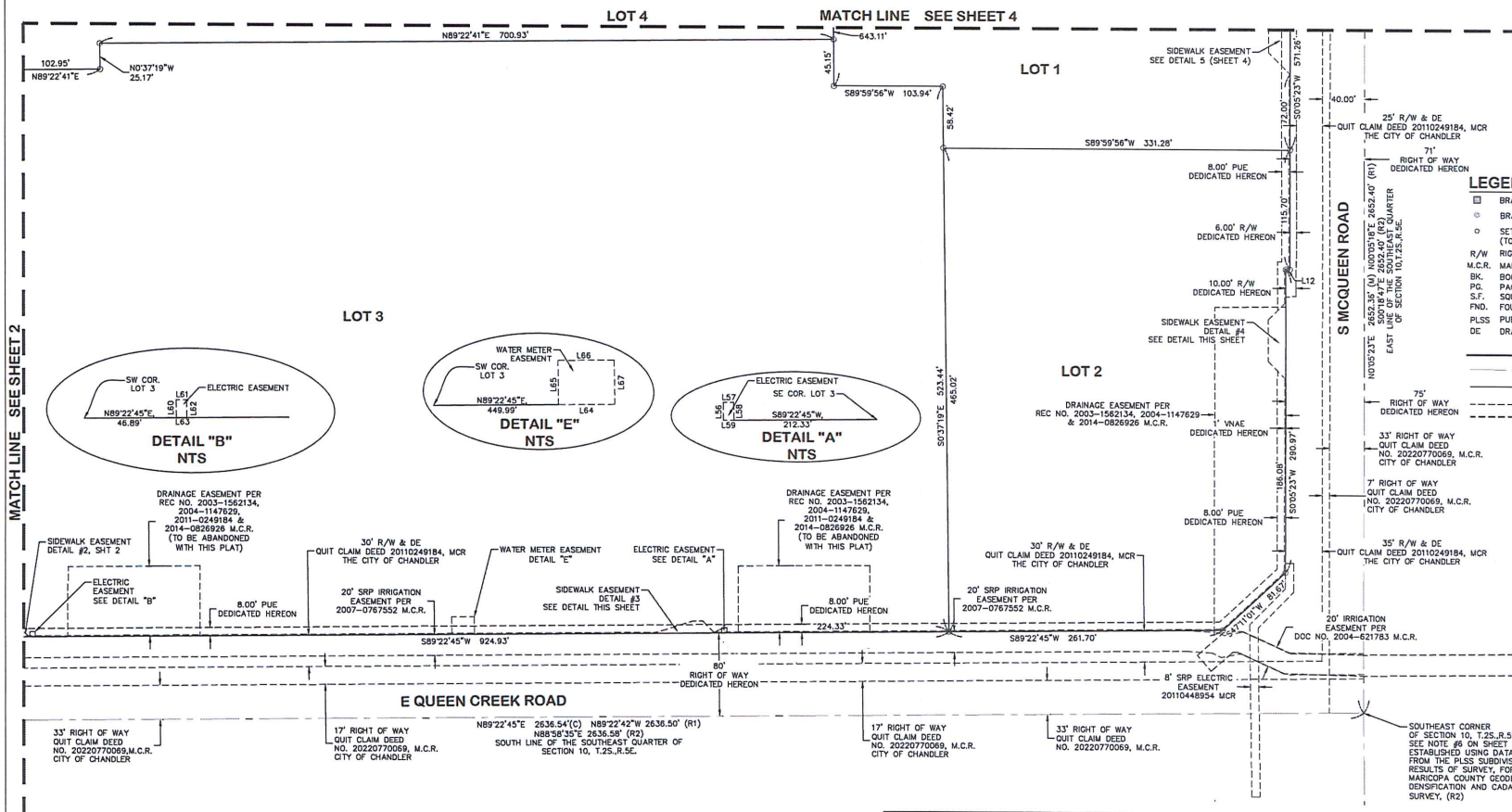
"SCHRADER FARMS BUSINESS PARK"
A FINAL PLAT
A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION
TEN (10), TOWNSHIP TWO (2) SOUTH, RANGE FIVE (5) EAST OF THE CLIA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SECTION: 10
TOWNSHIP: 2S
RANGE: 5E

JOB NO.:
CORE001-FP

SCALE:
1"=50'

SHEET
2 OF 5



MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 4

NO.	DATE	REVISION	BY

DRAWN BY: JR
CHECKED BY: jdb

CIVIL AND SURVEY
HUNTER
ENGINEERING



"SCHRAEDER FARMS BUSINESS PARK"
A FINAL PLAT
A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP TWO (2) SOUTH, RANGE FIVE (5) EAST OF THE GILA AND TEN (10) WEST RISE AND MORGAN, MARICOPA COUNTY, ARIZONA

SECTION: 10
TOWNSHIP: 2S
RANGE: 5E

JOB NO.: CORE001-PP

SCALE: 1"=50'

SHEET 3 OF 5

C.O.C. LOG NO. PLT21-0045

