

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

HAMILTON LANDING, LLC, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "THE VILLAGE AT HAMILTON LANDING", A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PURSUANT TO THIS FINAL PLAT AS AND FOR THE PLAT OF SAID "THE VILLAGE AT HAMILTON LANDING" AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT, TRACT, EASEMENT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID FINAL PLAT.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

PUBLIC UTILITY EASEMENTS ARE DEDICATED TO THE PUBLIC.

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.

EMERGENCY VEHICULAR ACCESS EASEMENT ACROSS THE PROPERTY IS DEDICATED TO THE CITY OF CHANDLER.

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

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

TRACTS "A", AND "B" ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE VILLAGE AT HAMILTON LANDING COMMUNITY ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

TRACT "B" 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 "B" 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 "B".

OWNER GRANTS TO THE CITY OF CHANDLER AN EASEMENT OVER, UNDER, THROUGH AND ACROSS TRACT "B" FOR (1) 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, AND (2) INGRESS AND EGRESS FOR THE OPERATION AND MAINTENANCE OF SUCH UTILITIES, AND FOR TRASH REMOVAL.

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

THE MAINTENANCE OF LANDSCAPING WITHIN ALL TRACTS SHALL BE THE RESPONSIBILITY OF THE VILLAGE AT HAMILTON LANDING COMMUNITY ASSOCIATION, AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. ALL TRACTS SHALL BE IMPROVED IN ACCORDANCE WITH APPROVED PLANS AND DEEDED TO THE VILLAGE AT HAMILTON LANDING COMMUNITY ASSOCIATION AFTER PLAT RECORDATION.

HAMILTON LANDING, LLC, AS OWNER, DOES HEREBY GRANT AND CONVEY TO THE CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION, AN EASEMENT FOR AVIGATION PURPOSES OVER AND ACROSS ALL LOTS, TRACTS AND PARCELS OF SAID SUBDIVISION IN CONNECTION WITH FLUITS 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 THE CHANDLER MUNICIPAL AIRPORT, AND THE OWNER (GRANTOR) DOES FURTHER RELEASE AND DISCHARGE THE CITY, FOR THE USE AND BENEFIT OF THE PUBLIC AND AGENCIES OF THE CITY, OF AND FROM ALL LIABILITY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS 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 AVIGATION EASEMENT AND RELEASE DOES NOT RELIEVE THE OWNER 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 AVIGATION 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: HAMILTON LANDING, LLC, AS OWNER, HAS HERETO CAUSED THEIR NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURES OF THE OFFICERS LISTED BELOW, THEREUNTO DULY AUTHORIZED.

HAMILTON LANDING, LLC

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 HERETO SET MY HAND AND OFFICIAL SEAL.

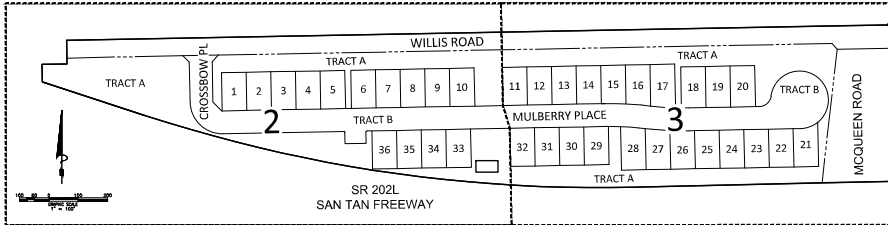
NOTARY PUBLIC

DATE

MY COMMISSION EXPIRES: _____

FINAL PLAT THE VILLAGE AT HAMILTON LANDING

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH,
RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.



KEY MAP

OWNER

HAMILTON LANDING, LLC
890 W. ELLIOT ROAD, SUITE 104
GILBERT, AZ 85233
PH: 602.692.5369
CONTACT: REED PORTER
EMAIL: reed@newillshomes.com

DEVELOPER

NEW VILLAGE HOMES
890 W. ELLIOT ROAD, SUITE 101
GILBERT, AZ 85233
PH: 602.692.5369
CONTACT: REED PORTER
EMAIL: reed@newillshomes.com

ENGINEER

BOWMAN
2420 S. POWER ROAD, SUITE 105
MESA, AZ 85209
PH: 480.267.9978
CONTACT: NATHAN LARSON
EMAIL: nlarson@bowman.com

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.

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 3, FROM WHICH POINT THE SOUTHEAST CORNER OF SAID SECTION 3, BEING MARKED BY A BRASS CAP IN HAND HOLE, BEARS SOUTH 0017°37' EAST (BASIS OF BEARINGS), A DISTANCE OF 2648.95 FEET;

THENCE SOUTH 0017°37' EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 266.56 FEET;

THENCE SOUTH 88°38'41" WEST, A DISTANCE OF 435.10 FEET THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, CONCAVE NORTHERLY AND HAVING A RADIUS OF 2500.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°24'53", AN ARC DISTANCE OF 847.18 FEET TO A POINT OF TANGENCY;

THENCE NORTH 71°56'22" WEST, A DISTANCE OF 183.66 FEET;

THENCE NORTH 01°09'00" WEST, A DISTANCE OF 30.07 FEET;

THENCE NORTH 88°54'49" EAST, A DISTANCE OF 42.56 FEET;

THENCE NORTH 01°05'11" EAST, A DISTANCE OF 40.00 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER;

THENCE NORTH 88°54'49" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 2648.34 FEET TO THE POINT OF BEGINNING.

FLOOD ZONE INFORMATION

ACCORDING TO THE FLOOD INSURANCE RATE MAP #40413C2737M, DATED NOVEMBER 4, 2015, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" 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.

COMMUNITY ASSOCIATION RATIFICATION

BY THIS RATIFICATION, _____ DULY ELECTED PRESIDENT OF THE VILLAGE AT HAMILTON LANDING COMMUNITY ASSOCIATION ACKNOWLEDGES THE RESPONSIBILITIES IDENTIFIED HEREON.

SIGNATURE

DATE

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

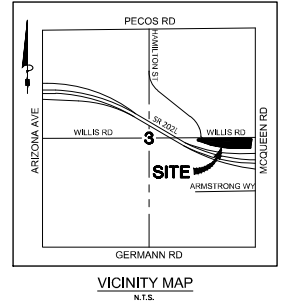
ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC

DATE

MY COMMISSION EXPIRES: _____



VICINITY MAP
N.T.S.

SHEET INDEX

- 1 COVER, NOTES, DEDICATION, SITE DATA, BASIS OF BEARINGS, CERTIFICATIONS, LEGAL DESCRIPTION.
- 2 LOT AREA, TRACT AREA & USAGE TABLES, LINE & CURVE TABLES, FINAL PLAT PLAN SHEET.
- 3 FINAL PLAT PLAN SHEET.

SITE DATA

PROPOSED ZONING: PAD (SINGLE FAMILY RESIDENTIAL)
NUMBER OF LOTS: 36
GROSS AREA: 318,618 SQ.FT. OR 7.3145 ACRES, MORE OR LESS
NET AREA: 291,884 SQ.FT. OR 6.7805 ACRES, MORE OR LESS
MINIMUM LOT AREA: 2,730 SQ.FT. OR 0.0627 ACRES, MORE OR LESS
MAXIMUM LOT AREA: 3,080 SQ.FT. OR 0.0707 ACRES, MORE OR LESS
AVERAGE LOT AREA: 2,780 SQ.FT. OR 0.0638 ACRES, MORE OR LESS

BASIS OF BEARINGS

SOUTH 0017°37' EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE ARIZONA DEPARTMENT OF TRANSPORTATION WARRANTY DEED, RECORDED IN DOCUMENT NO. 2002-1329849, MARICOPA COUNTY RECORDS.

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.

3/22/23

DOUGLAS B. TONEY
REGISTERED LAND SURVEYOR NO. 55030
BOWMAN
1600 N. DESERT DRIVE, #210
TAMPE, AZ 85288



CITY OF CHANDLER CERTIFICATIONS

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 _____

THE VACATION AND ABANDONMENT DESCRIBED OR SHOWN HEREON HAS BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA PER ORDINANCE NO. _____ ON _____, 2023.

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

BY: _____ MAYOR _____ DATE _____

ATTEST: _____ CITY CLERK _____ DATE _____

C.O.C. LOG NO. PLT22-0003

DATE: 3/22/23

PROJ NO.: 050802-01

TASK NAME: 001

DRAWN BY: TL

CHECKED: DT

QUALITY: NL

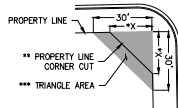
CLIENT NO:

SCALE: N.T.S.

1 of 3

FINAL PLAT
THE VILLAGE AT HAMILTON LANDING
CHANDLER, ARIZONA

Bowman
Bowman Consulting Group, LLC
Phone: 480.685.0600
Fax: 480.685.0601
www.bowman.com

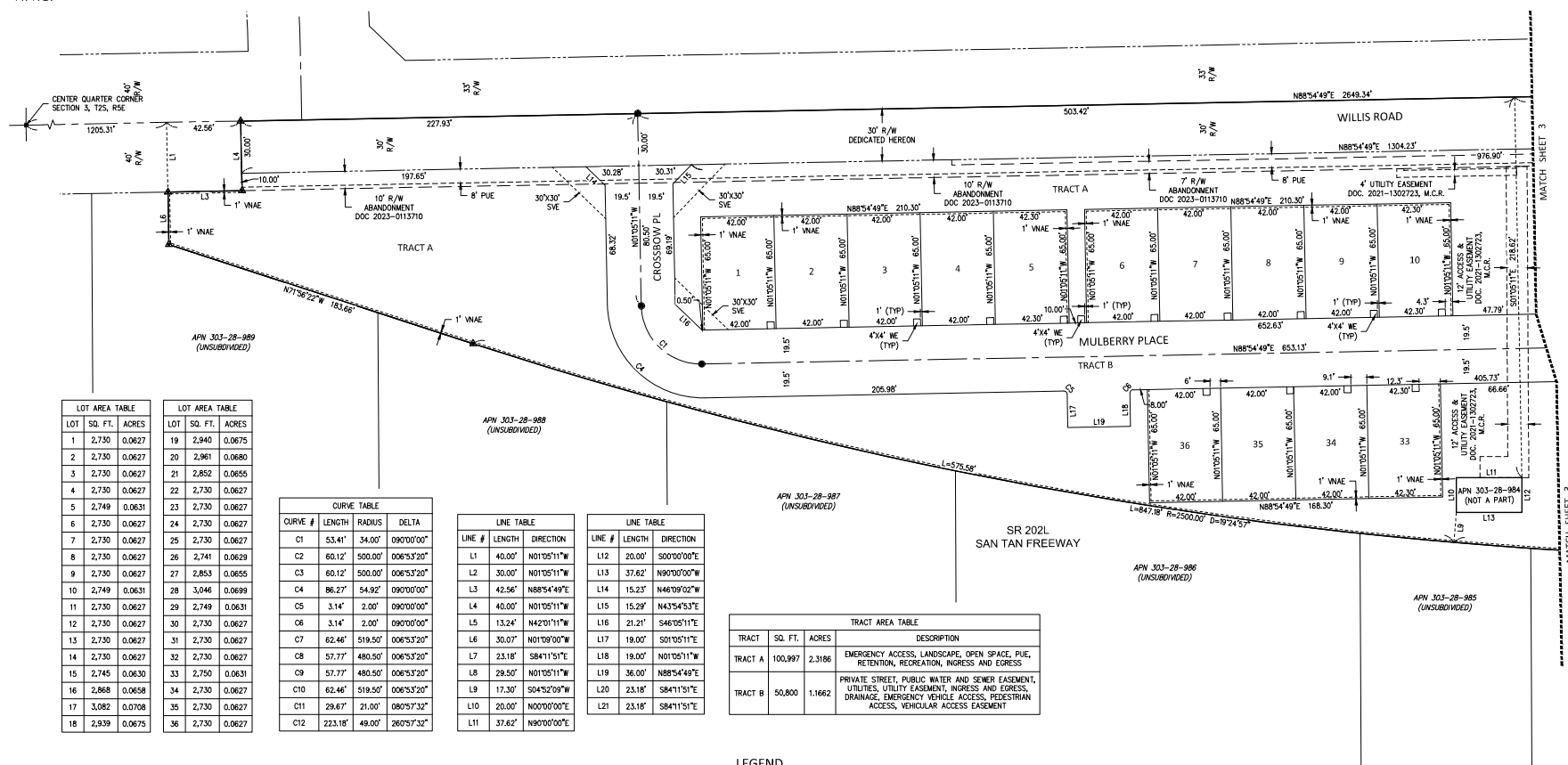
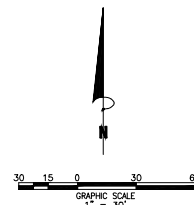


NOTES

- * X = 10' FOR ALLEYS
15' FOR LOCAL-LOCAL INTERSECTIONS
20' FOR ALL OTHER INTERSECTIONS
- ** PER MUNICIPAL CODE CHAPTER 48-10.2
- *** GROUND COVER, FLOWERS, AND GRANITE LESS THAN 2' (MATURE)
IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN 6'
ABOVE GROUND IN THIS AREA.
- TREES SHALL NOT BE SPACED LESS THAN 8' APART.
- PER MUNICIPAL CODE CHAPTER 35-2204.

SIGHT VISIBILITY EASEMENT DETAIL
N.T.S.

TYPICAL LOT DETAIL
N.T.S.



LOT AREA TABLE			LOT AREA TABLE		
LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
1	2,730	0.0627	19	2,940	0.0675
2	2,730	0.0627	20	2,961	0.0680
3	2,730	0.0627	21	2,852	0.0655
4	2,730	0.0627	22	2,730	0.0627
5	2,749	0.0631	23	2,730	0.0627
6	2,730	0.0627	24	2,730	0.0627
7	2,730	0.0627	25	2,730	0.0627
8	2,730	0.0627	26	2,741	0.0629
9	2,730	0.0627	27	2,853	0.0655
10	2,749	0.0631	28	3,046	0.0699
11	2,730	0.0627	29	2,749	0.0631
12	2,730	0.0627	30	2,730	0.0627
13	2,730	0.0627	31	2,730	0.0627
14	2,730	0.0627	32	2,730	0.0627
15	2,745	0.0630	33	2,750	0.0631
16	2,668	0.0658	34	2,730	0.0627
17	3,082	0.0708	35	2,730	0.0627
18	2,839	0.0675	36	2,730	0.0627

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	53.41'	34.00'	090°00'00"
C2	60.12'	500.00'	006°53'20"
C3	60.12'	500.00'	006°53'20"
C4	86.27'	54.92'	090°00'00"
C5	3.14'	2.00'	090°00'00"
C6	3.14'	2.00'	090°00'00"
C7	62.46'	519.50'	006°53'20"
C8	57.77'	480.50'	006°53'20"
C9	57.77'	480.50'	006°53'20"
C10	62.46'	519.50'	006°53'20"
C11	29.67'	21.00'	080°57'32"
C12	223.18'	49.00'	260°57'32"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	40.00'	N01°05'11"W
L2	30.00'	N01°05'11"W
L3	42.56'	N88°54'49"E
L4	40.00'	N01°05'11"W
L5	13.24'	N42°01'11"W
L6	30.07'	N01°09'00"W
L7	23.18'	S84°11'51"E
L8	29.50'	N01°05'11"W
L9	17.30'	S04°52'09"E
L10	20.00'	N00°00'00"E
L11	37.62'	N90°00'00"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L12	20.00'	S00°00'00"E
L13	37.62'	N90°00'00"W
L14	15.23'	N46°09'02"W
L15	15.29'	N43°54'53"E
L16	21.21'	S46°05'11"E
L17	19.00'	S01°05'11"E
L18	19.00'	N01°05'11"W
L19	36.00'	N88°54'49"E
L20	23.18'	S84°11'51"E
L21	23.18'	S84°11'51"E

TRACT AREA TABLE			
TRACT	SQ. FT.	ACRES	DESCRIPTION
TRACT A	100,997	2.3186	EMERGENCY ACCESS, LANDSCAPE, OPEN SPACE, PUE, RETENTION, RECREATION, INGRESS AND EGRESS
TRACT B	50,800	1.1662	PRIVATE STREET, PUBLIC WATER AND SEWER EASEMENT UTILITIES, UTILITY EASEMENT, INGRESS AND EGRESS, DRAINAGE, EMERGENCY VEHICLE ACCESS, PEDESTRIAN ACCESS, VEHICULAR ACCESS EASEMENT

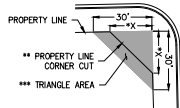
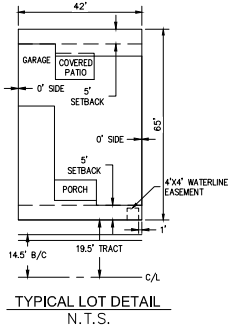
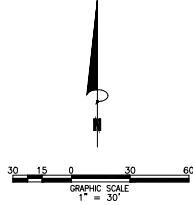
LEGEND

- | | |
|---|--------------------------|
| SECTION MONUMENT (AS NOTED) | EASEMENT LINE (AS NOTED) |
| CENTERLINE MONUMENT TO BE SET PER M.A.S. STANDARDS | EASEMENT LINE (AS NOTED) |
| SUBDIVISION MONUMENT TO BE SET PER M.A.S. STANDARDS | RIGHT-OF-WAY |
| CALCULA POSITION (NOTHING FOUND) | LOT/TRACE LINE |
| MARICOPA COUNTY RECORDER | ROADWAY MONUMENT LINE |
| PUBLIC UTILITY EASEMENT | SUBDIVISION BOUNDARY |
| RIGHT-OF-WAY | SECTION LINE |
| SIGHT VISIBILITY EASEMENT | SHEET MATCH LINE |
| VEHICULAR ACCESS EASEMENT | |
| WATER EASEMENT | |
- NOTE: LOT AND TRACT MONUMENTS TO BE SET AT COMPLETION OF MASS GRADING

NOTE: LOT AND TRACT MONUMENTS TO BE SET
AT COMPLETION OF MASS GRADING.

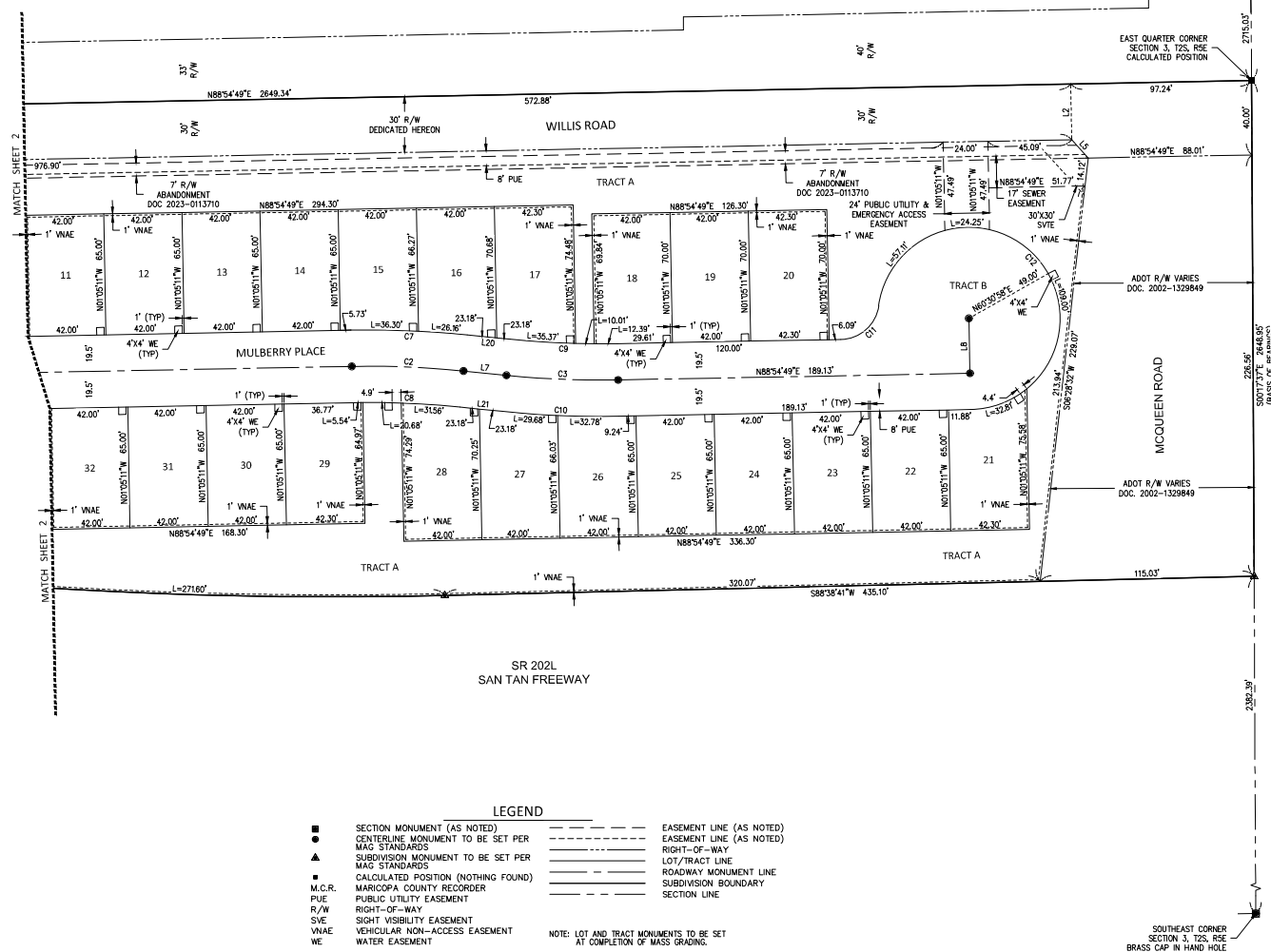


FINAL PLAT
THE VILLAGE AT HAMILTON LANDING
CHANDLER, ARIZONA



- NOTES**
- * X = 10' FOR ALLEYS
15' FOR LOCAL-LOCAL INTERSECTIONS
20' FOR ALL OTHER INTERSECTIONS
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 - TREES SHALL NOT BE SPACED LESS THAN 8' APART.
PER MUNICIPAL CODE CHAPTER 35-2204.

SIGHT VISIBILITY EASEMENT DETAIL
N.T.S.



LEGEND

- | | | | |
|--------|---|-----|--------------------------|
| ■ | SECTION MONUMENT (AS NOTED) | --- | EASEMENT LINE (AS NOTED) |
| ● | CENTERLINE MONUMENT TO BE SET PER
MAC STANDARDS | --- | EASEMENT LINE (AS NOTED) |
| ▲ | SUBDIVISION MONUMENT TO BE SET PER
MAC STANDARDS | --- | LOT/TRACT LINE |
| ■ | CALCULATED POSITION (NOTHING FOUND) | --- | ROADWAY MONUMENT LINE |
| M.C.R. | MARICOPA COUNTY RECORDER | --- | SUBDIVISION BOUNDARY |
| PUE | PUBLIC UTILITY EASEMENT | --- | SECTION LINE |
| R/W | RIGHT-OF-WAY | | |
| SVE | SIGHT VISIBILITY EASEMENT | | |
| VNAE | VEHICULAR NON-ACCESS EASEMENT | | |
| WE | WATER EASEMENT | | |

NOTE: LOT AND TRACT MONUMENTS TO BE SET
AT COMPLETION OF MASS GRADING.



FINAL PLAT
THE VILLAGE AT HAMILTON LANDING
CHANDLER, ARIZONA

DATE: 3/22/23
PROJ NO: 050602-01
TASK NAME: 001
DRAWN BY: TL
CHECKED: DT
QUALITY: NL
CLIENT NO:

SCALE
1" = 30'
3 OF 3

C.O.C. LOG NO. PLT22-0003