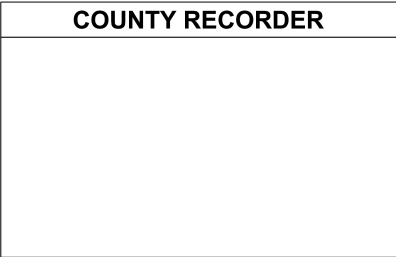
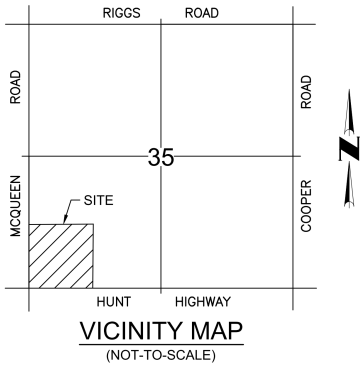


A FINAL PLAT OF EARNHARDT RANCH

A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



Coe & Van Loo Consultants, Inc.

EARNHARDT RANCH
CHANDLER, ARIZONA

FINAL PLAT



01 SHEET OF 06

CVL Contact: DOUG CHUBIN
CVL Project # 01-0370701
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COC LOG NO. PLT22-0034

GROSS AREA = 40.744 ACRES
NET AREA = 37.145 ACRES

SEE SHEET 2 FOR, CURVE & LINE
TABLES, LOT & TRACT AREA
TABLES

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT RESERVE 100, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY PUBLISHES THIS FINAL PLAT FOR "EARNHARDT RANCH", A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "EARNHARDT RANCH" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT AND TRACT SHALL BE KNOWN BY THE NUMBER OR LETTER THAT IS GIVEN TO EACH, RESPECTIVELY, ON SAID PLAT.

RIGHT OF WAY FOR MCQUEEN ROAD AND HUNT HIGHWAY IS DEDICATED HEREON TO THE CITY OF CHANDLER.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

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

TRACTS "A, B, C, D, E, F, G, H, I, J, K, L & M" ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE EARNHARDT HOMEOWNERS ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

TRACT "A AND M" 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 GUESTS. OWNER GRANTS TO THE CITY OF CHANDLER AND THE UTILITY PROVIDERS AN EASEMENT OVER, UNDER, THROUGH AND ACROSS TRACT "A AND M" 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 "A AND M".

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:

RESERVE 100, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER OF THE LAND DESCRIBED HEREIN, HAS CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED OFFICER.

RESERVE 100, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____ DATE: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)

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: _____, 20____

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE BRASS CAP IN HAND HOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 35, FROM WHICH THE CITY OF CHANDLER BRASS CAP IN HAND HOLE MARKING THE WEST QUARTER CORNER OF SAID SECTION 35 BEARS NORTH 00°17'14" WEST, A DISTANCE OF 2,644.01 FEET;

THENCE NORTH 00°17'14" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 1,337.18 FEET;

THENCE NORTH 88°50'54" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 1,324.94 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 35;

THENCE SOUTH 00°16'17" EAST, ALONG SAID EAST LINE, A DISTANCE OF 1,342.59 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35;

THENCE SOUTH 89°04'56" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,324.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,774,809 SQUARE FEET OR 40.744 ACRES, MORE OR LESS.

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.
- THESE PRIVATE STREETS WILL REMAIN PRIVATE AND WILL NEVER CONVERT TO PUBLIC OWNERSHIP.
- 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.
- THE PERSON(S) HOLDING TITLE TO THE COMMON AREA TRACTS ("TITLEHOLDER(S)") SHALL BE RESPONSIBLE FOR IRRIGATION OF THE COMMON TRACTS. THE SOURCE OF IRRIGATION WATER FOR THE COMMON AREA TRACTS SHALL BE WATER, WATER, OTHER THAN SURFACE WATER FROM ANY IRRIGATION DISTRICT, THROUGH SOURCES CONSISTENT WITH THE ARIZONA LAW AND THE RULES AND REGULATIONS OF THE ARIZONA DEPARTMENT OF WATER RESOURCES. AT SUCH TIME AS TITLE TO THE COMMON AREA TRACTS IS SOLD OR OTHERWISE TRANSFERRED, IN WHOLE OR IN PART, WHETHER TO THE SUBDIVISION HOMEOWNERS ASSOCIATION OR TO SOME THIRD PARTY, THE TITLEHOLDER(S) SHALL ALSO SELL OR TRANSFER, AT THE OPTION OF THE PARTY ACQUIRING TITLE THERETO, ANY WATER RIGHTS OR PERMITS HELD BY OR IN THE NAME OF THE TITLEHOLDER(S) BENEFITING OR OTHERWISE APPLICABLE TO THE COMMON AREA TRACTS.
- 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 AND SHALL BE CONVEYED BY WARRANTY OR SPECIAL WARRANTY DEED TO THE HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
- A 1/2" REBAR WITH CAP LS#33851 OR A PK NAIL WITH WASHER LS#33851 SHALL BE SET AT ALL LOT AND TRACT CORNERS AT THE COMPLETION OF MASS GRADING.
- VISIBILITY EASEMENTS 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.

HOMEOWNERS ASSOCIATION RATIFICATION:

BY THIS RATIFICATION _____ DULY

ELECTED PRESIDENT OF THE EARNHARDT RANCH COMMUNITY ASSOCIATION, ACKNOWLEDGES THE RESPONSIBILITIES IDENTIFIED HEREON.

SIGNATURE _____ DATE _____

ACKNOWLEDGEMENT:

STATE OF ARIZONA)
COUNTY OF MARICOPA)

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: _____, 20____

SITE TABLE		
GROSS AREA	40.744 AC	1,774,809 SQ FT
NET AREA	37.145 AC	1,618,026 SQ FT
ZONING	PAD	
YIELD	100	
GROSS DENSITY	2.45	DUI/AC
NET DENSITY	2.69	DUI/AC
PRIVATE STREETS (TRACT M)	6.825	297,295 SQ FT

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	105.74'	150.00'	040°23'19"	55.17	103.56	N68°53'18"E
C2	105.74'	150.00'	040°23'19"	55.17	103.56	S68°53'18"W
C3	105.74'	150.00'	040°23'19"	55.17	103.56	N70°43'23"W
C4	105.74'	150.00'	040°23'19"	55.17	103.56	S70°43'23"E
C5	132.66'	1000.00'	007°36'02"	66.43	132.56	N87°07'02"W
C6	132.66'	1000.00'	007°36'02"	66.43	132.56	S87°07'02"E
C7	141.54'	1000.00'	008°06'35"	70.89	141.42	N85°01'40"E
C8	141.54'	1000.00'	008°06'35"	70.89	141.42	S85°01'40"W
C9	224.08'	1000.00'	012°50'19"	112.51	223.61	N84°29'53"W
C10	224.08'	1000.00'	012°50'19"	112.51	223.61	S84°29'53"E
C11	144.54'	1000.00'	008°16'53"	72.39	144.41	N86°46'37"W
C12	144.54'	1000.00'	008°16'53"	72.39	144.41	S86°46'37"E
C13	80.80'	129.50'	035°44'56"	41.76	79.50	N66°34'06"E
C14	120.19'	170.50'	040°23'19"	62.71	117.71	S68°53'18"W
C15	32.52'	25.00'	074°32'02"	19.02	30.28	N38°11'04"W
C16	222.12'	50.00'	254°32'02"	-65.71	79.58	S51°48'56"W
C17	135.64'	1022.50'	007°36'02"	67.92	135.54	N87°07'02"W
C18	129.67'	977.50'	007°36'02"	64.93	129.58	S87°07'02"E
C19	86.40'	55.00'	090°00'05"	55.00	77.78	N45°55'00"W
C20	86.40'	55.00'	090°00'05"	55.00	77.78	N44°04'58"E
C21	147.79'	1022.50'	008°16'53"	74.02	147.66	S86°46'37"E
C22	141.28'	977.50'	008°16'53"	70.76	141.16	N86°46'37"W
C23	86.40'	55.00'	090°00'07"	55.00	77.78	S45°55'01"E
C24	120.19'	170.50'	040°23'19"	62.71	117.71	S70°43'23"E
C25	81.76'	129.50'	036°10'23"	42.29	80.41	N68°36'55"W
C26	116.50'	1022.50'	006°31'40"	58.31	116.43	S84°14'13"W
C27	138.35'	977.50'	008°06'35"	69.29	138.24	N85°01'40"E
C28	87.79'	977.50'	005°08'46"	43.93	87.76	N85°53'23"W
C29	135.64'	1022.50'	007°36'02"	67.92	135.54	S87°07'02"E
C30	144.72'	1022.50'	008°06'35"	72.48	144.60	N85°01'40"E
C31	138.35'	977.50'	008°06'35"	69.29	138.24	S85°01'40"W
C32	219.03'	977.50'	012°50'19"	109.98	218.58	S84°29'53"E
C33	229.12'	1022.50'	012°50'19"	115.04	228.64	N84°29'53"W
C34	219.03'	977.50'	012°50'19"	109.98	218.58	N84°29'53"W
C35	226.00'	1022.50'	012°39'50"	113.46	225.54	S84°24'39"E
C36	147.79'	1022.50'	008°16'53"	74.02	147.66	N86°46'37"W
C37	56.66'	977.50'	003°19'15"	28.34	56.65	S89°15'25"E
C38	38.69'	12.75'	173°50'36"	237.08	25.46	N00°55'03"W
C39	104.52'	160.50'	037°18'37"	54.19	102.68	N67°20'56"E
C40	98.34'	139.50'	040°23'19"	51.31	96.31	S68°53'18"W
C41	30.63'	19.50'	090°00'00"	19.50	27.58	N45°55'03"W
C42	30.63'	19.50'	090°00'00"	19.50	27.58	N44°04'57"E
C43	98.34'	139.50'	040°23'19"	51.31	96.31	S70°43'23"E
C44	104.52'	160.50'	037°18'37"	54.19	102.68	N69°11'02"W

TRACT TABLE			
TRACT	AREA (SQUARE FEET)	AREA (ACRES)	TRACT USE
TRACT A	44,865	1.030	LANDSCAPE, OPEN SPACE, DRAINAGE, RETENTION, UTILITY EASEMENT, PUBLIC SEWER EASEMENT, EMERGENCY VEHICLE ACCESS EASEMENT
TRACT B	2,600	0.060	LANDSCAPE, UTILITY EASEMENT
TRACT C	4,043	0.093	LANDSCAPE, UTILITY EASEMENT
TRACT D	4,055	0.093	LANDSCAPE, UTILITY EASEMENT
TRACT E	2,976	0.068	LANDSCAPE, UTILITY EASEMENT
TRACT F	143,383	3.292	LANDSCAPE, OPEN SPACE, DRAINAGE, RETENTION, UTILITY EASEMENT
TRACT G	2,609	0.060	LANDSCAPE, UTILITY EASEMENT
TRACT H	3,817	0.088	LANDSCAPE, UTILITY EASEMENT
TRACT I	3,703	0.085	LANDSCAPE, UTILITY EASEMENT
TRACT J	2,900	0.067	LANDSCAPE, UTILITY EASEMENT
TRACT K	141,605	3.251	LANDSCAPE, OPEN SPACE, DRAINAGE, RETENTION, AMENITY, UTILITY EASEMENT, AND PUBLIC WATER EASEMENT
TRACT L	22,010	0.505	LANDSCAPE, UTILITY EASEMENT
TRACT M	297,295	6.825	PRIVATE STREET, PUBLIC WATER AND SEWER EASEMENT, UTILITIES, UTILITY EASEMENT, INGRESS AND EGRESS, DRAINAGE, EMERGENCY VEHICLE ACCESS, PEDESTRIAN ACCESS, VEHICULAR ACCESS EASEMENT
TOTAL	676,405	15.528	

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
1	9,737
2	9,750
3	10,400
4	10,400
5	10,400
6	12,833
7	9,993
8	9,099
9	9,128
10	9,146
11	9,163
12	9,180
13	9,198
14	9,215
15	9,238
16	9,395
17	9,811
18	10,253
19	10,435
20	10,461
21	10,478
22	10,926
23	9,087
24	9,100
25	9,104
26	9,229
27	9,612
28	10,049
29	10,270
30	10,270
31	10,270
32	10,270
33	10,270
34	10,270

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
35	10,257
36	10,360
37	10,372
38	10,372
39	10,336
40	10,078
41	9,582
42	9,198
43	9,100
44	9,100
45	9,100
46	9,100
47	9,100
48	9,088
49	7,667
50	7,680
51	7,667
52	7,787
53	7,800
54	7,800
55	7,800
56	7,800
57	7,800
58	7,840
59	8,060
60	8,495
61	9,148
62	9,876
63	11,289
64	10,723
65	10,787
66	8,387
67	8,400
68	8,400

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
69	9,000
70	9,010
71	9,433
72	7,787
73	7,800
74	8,450
75	7,800
76	7,800
77	7,810
78	7,951
79	8,303
80	9,023
81	9,051
82	9,051
83	9,051
84	9,051
85	9,039
86	10,118
87	9,750
88	9,750
89	9,750
90	9,100
91	9,113
92	9,295
93	10,391
94	10,870
95	11,085
96	11,106
97	11,106
98	10,465
99	10,465
100	11,600

LINE TABLE		
NO.	BEARING	LENGTH
L1	N02°28'53"E	31.24'
L2	S44°04'57"W	21.21'
L3	S45°55'03"E	21.21'
L4	S45°55'03"E	21.21'
L5	S44°04'57"W	21.21'
L6	S45°55'03"E	21.21'
L7	S43°30'06"W	21.43'
L8	S45°55'03"E	21.21'
L9	N45°05'24"E	20.84'
L10	N45°55'03"W	21.21'
L11	S44°04'57"W	21.21'
L12	N45°55'03"W	21.21'
L13	S44°04'57"W	21.21'
L14	S45°55'03"E	21.21'
L15	S44°04'57"W	21.21'
L16	S45°55'03"E	21.21'
L17	S44°04'57"W	21.21'
L18	S45°53'16"E	21.21'
L19	S47°39'13"W	19.85'
L20	S45°55'03"E	21.21'
L21	S44°04'57"W	21.21'
L22	S45°55'03"E	21.21'
L23	N44°04'57"E	21.21'
L24	S44°00'49"E	18.25'
L25	S47°37'29"W	28.07'
L26	N02°34'00"W	31.14'
L27	N39°06'46"E	25.51'
L28	S69°04'40"E	22.17'
L29	S69°04'40"E	6.88'
L30	S00°16'17"E	10.62'
L31	S46°00'00"E	16.58'

LEGEND

- SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)

FOUND BRASS CAP PER ADJOINING RECORDED SUBDIVISION PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)

CENTERLINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)

CORNER OF SUBDIVISION - SET BRASS CAP UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)

CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD. DTL. 120, TYPE "C" - MODIFIED (UNLESS OTHERWISE NOTED)

SECTION LINE

MID-SECTION LINE

BOUNDARY LINE

LOT LINE

CENTERLINE

EASEMENT

FLOOD ZONE BOUNDARY

SHEET NUMBER

30' X 30' SIGHT VISIBILITY EASEMENT

4' x 4' WATER EASEMENT (WE) FOR SERVICES

4' x 4' WATER EASEMENT (WE) FOR FIRE HYDRANTS IN LOTS

4' x 4' WATER EASEMENT (WE) FOR FIRE HYDRANTS IN TRACTS

S.V.E. SIGHT VISIBILITY EASEMENT

P.U.E. PUBLIC UTILITY EASEMENT

V.N.A.E. VEHICULAR NON ACCESS EASEMENT

AC. ACRES

L1 LINE NUMBER

C1 CURVE NUMBER

LOT RESTRICTED TO SINGLE STORY HOME

HEADLIGHT INTRUSION

P.O.B. POINT OF BEGINNING

B.S.L. BUILDING SETBACK LINE

P.A.E. PUBLIC ACCESS EASEMENT

M.C.R. MARICOPA COUNTY RECORDER

H.O.A. HOME OWNERS ASSOCIATION

C.O.C. CITY OF CHANDLER

M.C.D.O.T. MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION

1

2

3

4
- SINGLE STORY RESTRICTIONS
1. PER ZONING CODE PLH21-0088/PLT21-0059 THE FOLLOWING LOTS SHALL BE CONSTRUCTED WITH SINGLE STORY HOMES ONLY: 18, 19, 20, 21, 22, 23, 48, 49, 50, 51, 52, 85, 86 AND ALL CORNER LOTS ADJACENT TO AN ARTERIAL STREET.

2. ALONG THE NORTH PROPERTY LINE AND ADJACENT TO AN ARTERIAL STREET, NO MORE THAN TWO TWO-STORY HOMES SHALL BE BUILT SIDE-BY-SIDE.
- FRONT YARD SETBACKS
1. 20' SETBACK IS MEASURED FROM TO FACE OF GARAGE TO BACK OF SIDEWALK (FRONT ENTRY)

2. 10' FOR FRONT PORCHES, FRONT COURTYARDS, LIVABLE AREA OR SIDE TURN GARAGE
- REAR SETBACKS
3. 15' FOR SINGLE-STORY HOMES AND/OR COVERED PATIOS.

4. 25' FOR TWO-STORY HOMES

5. 20' FOR SINGLE-STORY HOMES WHEN BACKING TO HUNT HIGHWAY & MQUEEN ROAD.

6. 30' FOR TWO-STORY HOMES WHEN BACKING TO HUNT HIGHWAY & MCQUEEN ROAD.
- SIDE SETBACKS
7. 5/10' ARCHITECTURAL ELEMENTS AND/OR PROJECTIONS SHALL BE PERMITTED TO ENCROACH UP TO TWELVE (12) INCHES INTO FRONT AND SIDE YARD SETBACKS

8. COMBINED SIDE YARD SETBACKS SHALL NOT BE LESS THAN 15' (2-5' SIDE YARD SETBACKS SHALL NOT BE SPECIFIED SIDE BY SIDE).

9. HVAC UNITS AND REFUSE RECEPTACLES WILL BE ALLOWED IN THE SIDE YARDS, BUT NO CLOSER THAN THREE (3) FEET FROM THE PROPERTY LINE
- LEGEND
- FSL - FRONT SETBACK LINE

SSL - SIDE SETBACK LINE

RSL - REAR SETBACK LINE

SVE - INDICATES 30'X30' SIGHT VISIBILITY EASEMENT
- TYPICAL PUBLIC UTILITY EASEMENT DETAIL (NOT-TO-SCALE)
- TYPICAL CORNER LOT DETAIL N.T.S.
- TYPICAL LOT DETAIL N.T.S.
- TYPICAL KNUCKLE LOT DETAIL N.T.S.
- COC LOG NO. PLT22-0034
-
-
- | REVISION | | DATE | |
|----------|--|------|--|
| NO. | | | |
- FINAL PLAT
- EARNHARDT RANCH
CHANDLER, ARIZONA
- Coe & Van Loo Consultants, Inc.
- Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G. ALCOCK
ARIZONA 05-20
05-20

02 SHEET OF 06

CVL Contact: DOUG CHUBIN
CVL Project #: 01-0370701
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- WEST 1/4 CORNER, SECTION 35
TOWNSHIP 2 SOUTH, RANGE 5 EAST
FOUND C.O.C. BRASS CAP IN HAND HOLE

SPRINGFIELD BLOCK FIVE
BOOK 448, PAGE 33 M.C.R.

SPRINGFIELD BLOCK NINE
BOOK 521, PAGE 35 M.C.R.

- POINT OF BEGINNING
SOUTHWEST CORNER, SECTION 35
TOWNSHIP 2 SOUTH, RANGE 5 EAST
FOUND BRASS CAP IN HAND HOLE

COUNTY RECORDER



NO.	REVISION	DATE

Coe & Van Loo Consultants, Inc.

FINAL PLAT

EARNHARDT RANCH
CHANDLER, ARIZONA



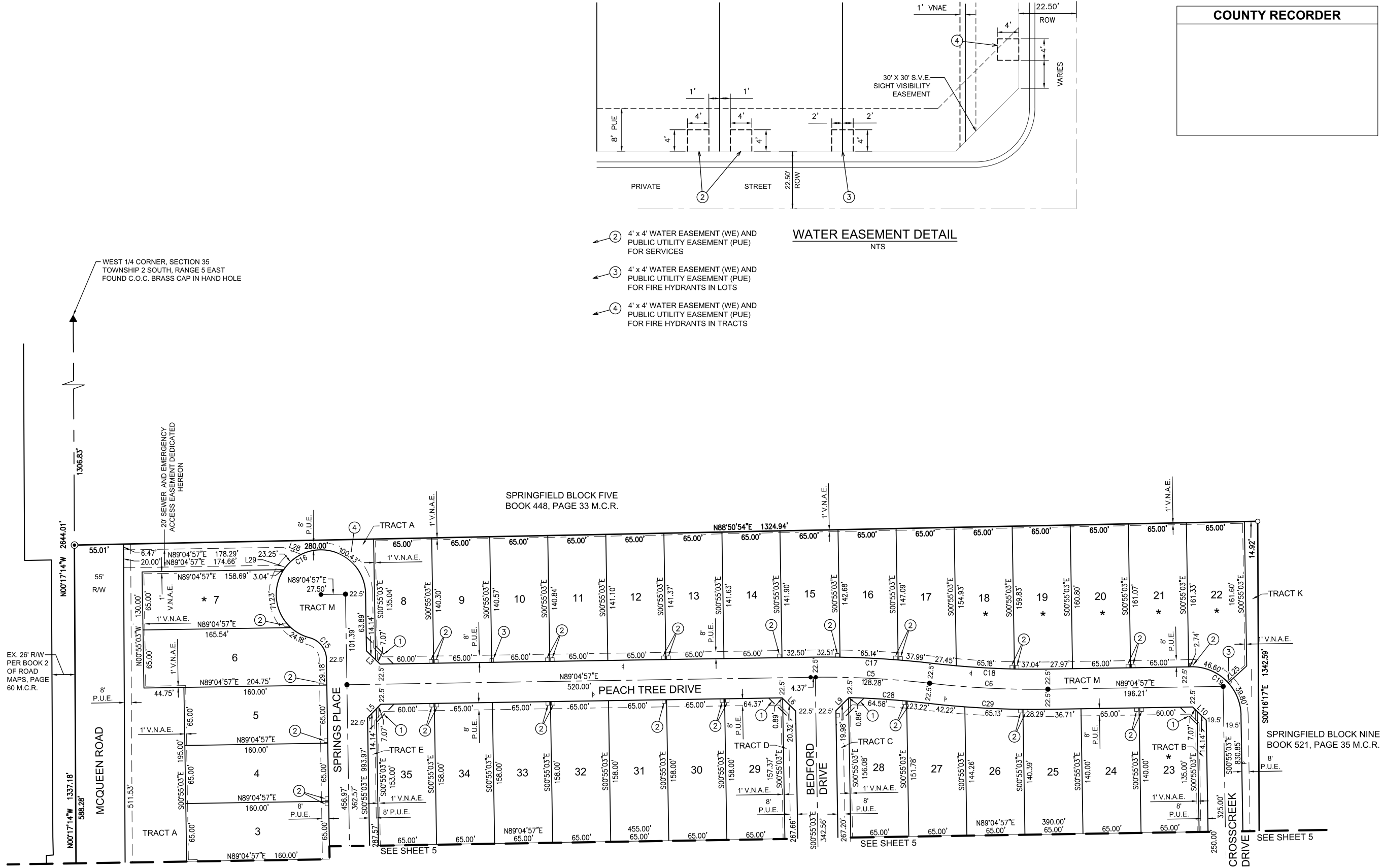
03 SHEET OF 06

CVL Contact:	DOUG CHUBIN
CVL Project #:	01-0370701

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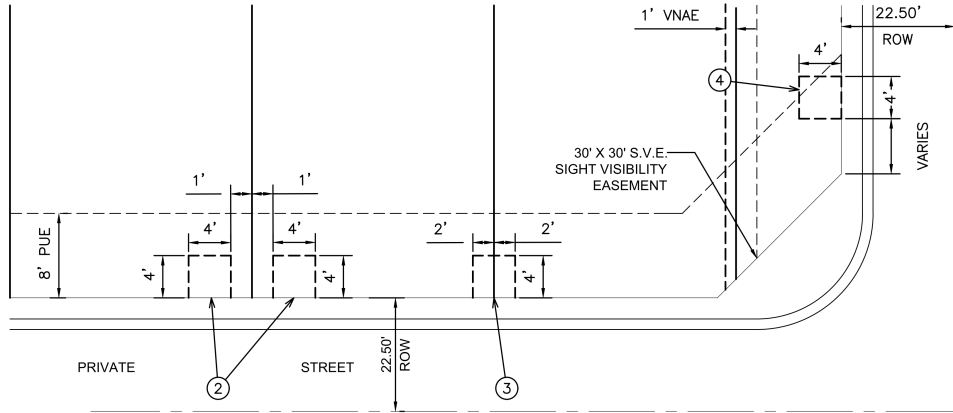
LOCATION MAP
(SCALE 1"=100')

COC LOG NO. PLT22-0034



- ② 4' x 4' WATER EASEMENT (WE) AND PUBLIC UTILITY EASEMENT (PUE) FOR SERVICES
- ③ 4' x 4' WATER EASEMENT (WE) AND PUBLIC UTILITY EASEMENT (PUE) FOR FIRE HYDRANTS IN LOTS
- ④ 4' x 4' WATER EASEMENT (WE) AND PUBLIC UTILITY EASEMENT (PUE) FOR FIRE HYDRANTS IN TRACTS

WATER EASEMENT DETAIL
NTS



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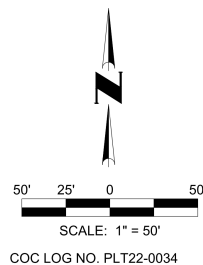
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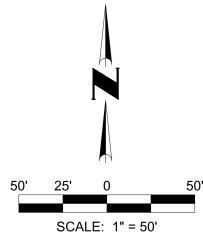
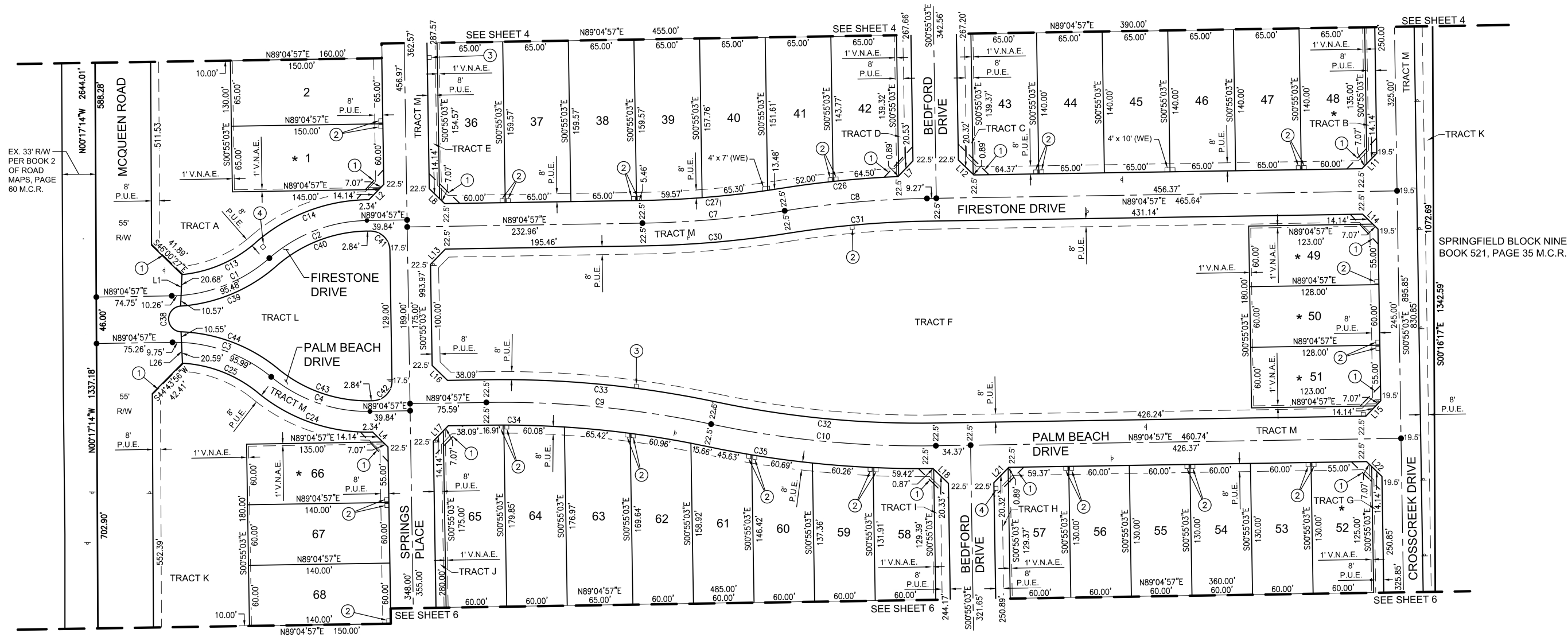
EARNHARDT RANCH
CHANDLER, ARIZONA



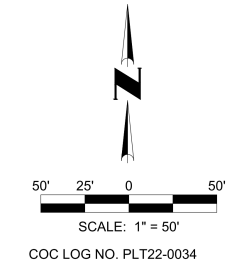
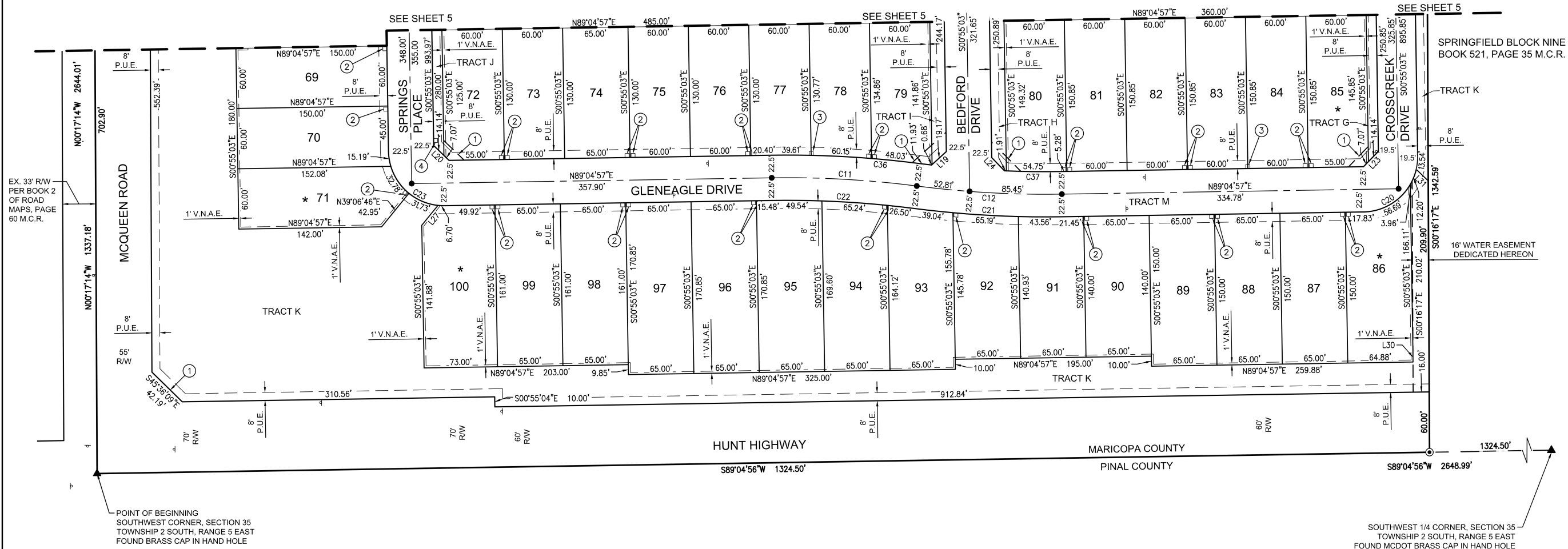
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COUNTY RECORDER

REVISION		DATE
NO.		

FINAL PLAT

EARNHARDT RANCH
CHANDLER, ARIZONA

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G. ALCOCKE
ARIZONA 1958-2023

06 SHEET OF 06

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