

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 25, 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 SOUTH QUARTER CORNER OF SAID SECTION 25, FROM WHICH THE BRASS CAP IN HAND HOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 25 BEARS SOUTH 89°22'07" WEST, A DISTANCE OF 2,640.17 FEET

THENCE SOUTH 89°22'07" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,256.99 FEET TO THE EAST LINE OF WINDERMERE RANCH, AS RECORDED IN BOOK 1388 OF MAPS, PAGE 29, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 00°07'17" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1,322.50 FEET TO THE SOUTH LINE OF CIRCLE G AT RIGGS HOMESTEAD RANCH UNIT 3, AS RECORDED IN BOOK 421 OF MAPS, PAGE 10, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89°23'20" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,256.99 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 00°07'17" EAST, ALONG SAID EAST LINE, A DISTANCE OF 1,322.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,662,032 SQUARE FEET OR 38.155 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.
- 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.

SITE TABLE		
GROSS AREA	38.155 AC	1,662,032 SQ FT
NET AREA	36.235 AC	1,578,410 SQ FT
ZONING	PAD	
YIELD	93 LOTS	
GROSS DENSITY	2.440	DU/AC
NET DENSITY	2.570	DU/AC
PRIVATE STREETS (TRACT M)	6.903 AC	300,711 SQ FT

UTILITY PROVIDERS

SEWER	CITY OF CHANDLER
WATER	CITY OF CHANDLER
TELEPHONE	COX COMMUNICATIONS/CENTURY LINK
CABLE	COX COMMUNICATIONS
GAS	SOUTHWEST GAS
ELECTRIC	SRP

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)SS

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: _____

_____, 2023

FINAL PLAT FOR
MAGNOLIA

A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGEND

—▲—	INDICATES SECTION CORNER — FOUND BRASS CAP IN HANDHOLE (UNLESS OTHERWISE NOTED).
—⊙—	INDICATES FOUND 1/2" IRON PIPE (UNLESS OTHERWISE NOTED).
—○—	INDICATES CORNER OF THIS SUBDIVISION — SET SURVEY MARKER PER M.A.G. STD DET. 120-1, TYPE "c" MODIFIED (UNLESS OTHERWISE NOTED) TO BE SET AT COMPLETION OF MASS GRADING.
—⊙—	INDICATES CORNER OF THIS SUBDIVISION — SET SURVEY MARKER PER M.A.G. STD DET. 120-1, TYPE "b" MODIFIED (UNLESS OTHERWISE NOTED) TO BE SET AT COMPLETION OF MASS GRADING.
●	INDICATES CENTERLINE MONUMENT
C1	INDICATES CURVE NUMBER
L1	INDICATES LINE NUMBER
PUE	INDICATES PUBLIC UTILITY EASEMENT
PAE	INDICATES PEDESTRIAN ACCESS EASEMENT
VNAE	INDICATES VEHICULAR NON-ACCESS EASEMENT
SWE	INDICATES SIDEWALK EASEMENT
BSL	INDICATES BUILDING SETBACK LINE
HOA	INDICATES HOME OWNER ASSOCIATION
APN	INDICATES ASSESSOR PARCEL NUMBER
EX.	INDICATES EXISTING
R/W	INDICATES RIGHT OF WAY
VE	INDICATES 30' X 30' SIGHT VISIBILITY EASEMENT
AC	INDICATES ACRES
SQ FT	INDICATES SQUARE FEET
WE	WATER EASEMENT
M.C.R.	MARICOPA COUNTY RECORDER
BK	BOOK
DOC.	DOCUMENT

HOMEOWNERS ASSOCIATION RATIFICATION:

BY THIS RATIFICATION _____ DULY

ELECTED PRESIDENT OF THE MAGNOLIA HOMEOWNERS ASSOCIATION, ACKNOWLEDGES THE RESPONSIBILITIES IDENTIFIED HEREON.

SIGNATURE _____ DATE _____

ACKNOWLEDGEMENT:

STATE OF ARIZONA)
COUNTY OF MARICOPA)SS

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: _____

_____, 2023

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA)SS

KNOW ALL MEN BY THESE PRESENTS:

THAT SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, AS OWNER, HEREBY PUBLISHES THIS FINAL PLAT FOR "MAGNOLIA", BEING SITUATED IN THE SOUTHWEST QUARTER OF SECTION 25, 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 "MAGNOLIA" 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 RIGGS ROAD DEDICATED HEREON TO THE CITY OF CHANDLER.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT TO THE CITY OF CHANDLER.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHELL 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.

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.

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

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

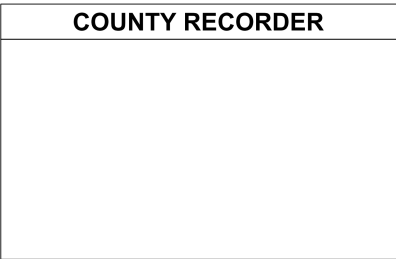
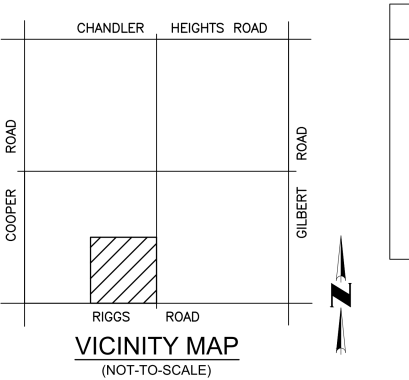
IN WITNESS WHEREOF:

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP 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.

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP

BY: _____ DATE: _____

ITS: _____



OWNER

MR. SPENCER TAM
10118 E. WATERFORD WAY
CHANDLER, ARIZONA 85248
PHONE: (415) 602-6500
CONTACT: SPENCER TAM
EMAIL: TAMWESTERN@HOTMAIL.COM

ENGINEER

COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 264-6831
FAX: (602) 264-0928
CONTACT: HEIDI TILSON
EMAIL: HTILSON@CVLCCI.COM

DEVELOPER

SHEA HOMES LIMITED PARTNERSHIP
8800 N. GAINES CENTER DR., SUITE 350
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 348-6000
CONTACT: MATT TELBAN

BASIS OF BEARING

NORTH 89°22'07" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST PER BOOK 1388 OF MAPS, PAGE 29, M.C.R.

SURVEYOR'S CERTIFICATION

I, RICHARD G. ALCOCER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF FIVE (5) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JULY 2022 THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: _____
RICHARD G. ALCOCER
REGISTRATION NUMBER 33851
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-6831
CVLSURVEY@CVLCCI.COM

CERTIFICATIONS

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 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 CITY COUNCIL OF THIS CITY OF CHANDLER, ARIZONA THIS _____

DAY OF _____, 2023

MAYOR _____ DATE _____

ATTEST: _____ CITY CLERK _____ DATE _____

FINAL PLAT

MAGNOLIA
CHANDLER, ARIZONA



1 SHEET OF 5

CVL Contact: H. TILSON
CVL Project # 01-0358301
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GROSS AREA = 38.155
NET ACRES = 36.235

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

C.O.C. LOG PLT22-0032

FINAL PLAT FOR MAGNOLIA

A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

COUNTY RECORDER

CVL
CONSULTANTS
4550 North 12th Street
Phoenix, Arizona 85014
602-264-6831
www.cvlci.com

Coe and Van Loo II L.L.C.

MAGNOLIA
CHANDLER, ARIZONA

FINAL PLAT

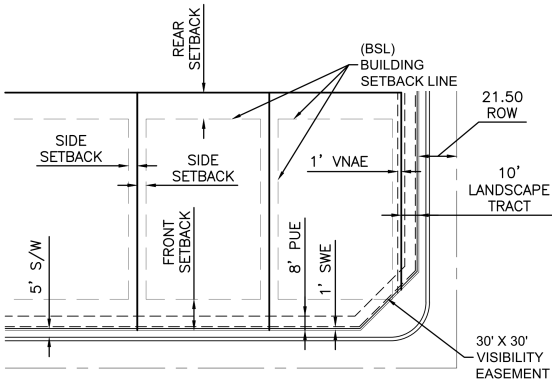


2 SHEET
OF 5

CVL Contact: H. TILSON
CVL Project #: 01-0358301

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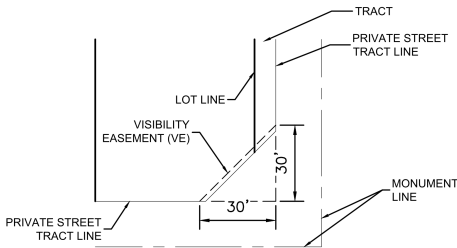
C.O.C. LOG PLT22-0032



SETBACKS	
FRONT	20'
REAR	20'
SIDE	5'/10'

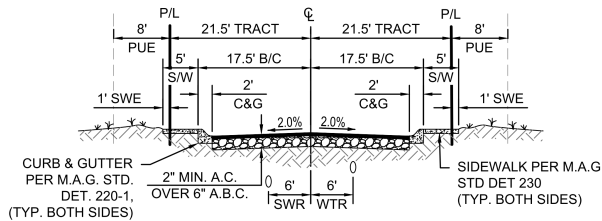
TYPICAL SETBACK DETAIL
NTS

VISIBILITY TRIANGLE RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY TRIANGLE EXCEPT TREES TRIMMED TO NOT LESS THAN 6" ABOVE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.

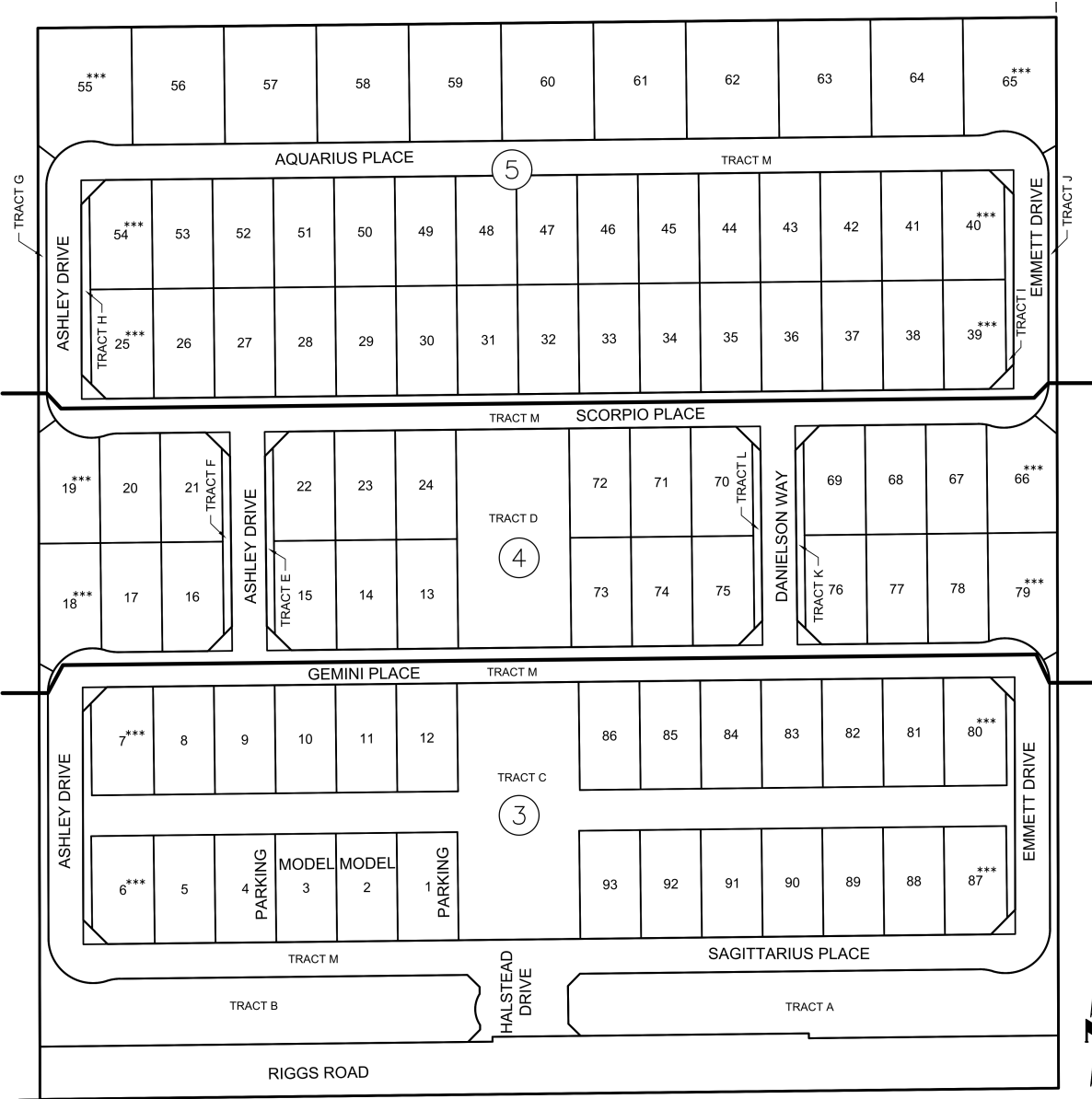


30'x30' VISIBILITY EASEMENT

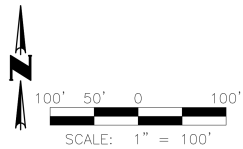
VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 6" ABOVE THE GROUND. TREES SHALL BE SPACED NO LESS THAN 8' APART.



PRIVATE RESIDENTIAL STREET SECTION
TRACT M
N.T.S.



LINE TABLE		
NO.	BEARING	LENGTH
L1	S45°37'53"E	21.21'
L2	S44°22'07"W	42.43'
L3	S45°37'53"E	42.43'
L4	S44°22'07"W	42.43'
L5	S45°37'53"E	42.43'
L6	N44°22'07"E	21.21'
L7	N44°36'45"E	42.61'
L8	S45°22'32"E	42.24'
L9	N44°37'28"E	42.62'
L10	S45°23'15"E	42.25'
L11	S44°22'07"W	42.43'
L12	S45°37'53"E	42.43'
L13	S44°22'07"W	42.43'
L14	S45°37'53"E	42.43'
L15	N44°36'45"E	42.61'
L16	S45°18'56"E	42.19'
L17	S44°41'04"W	42.66'
L18	N45°23'15"W	42.25'
L19	S61°10'17"E	20.16'
L20	N53°06'19"E	26.51'
L21	S52°28'38"E	27.34'
L22	N59°50'41"E	20.11'
L23	S50°01'41"E	36.08'
L24	N59°50'41"E	20.44'



LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
1	10,013
2	10,013
3	10,012
4	10,012
5	10,012
6	10,100
7	10,078
8	10,012
9	10,012
10	10,013
11	10,013
12	10,013
13	10,125
14	10,125
15	10,060
16	10,063
17	10,097
18	10,751
19	10,420
20	10,086
21	10,063
22	10,060
23	10,125
24	10,125
25	10,236
26	10,125
27	10,125
28	10,125
29	10,125
30	10,125
31	10,125

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
32	10,125
33	10,125
34	10,125
35	10,125
36	10,125
37	10,125
38	10,125
39	10,174
40	10,228
41	10,125
42	10,125
43	10,125
44	10,125
45	10,125
46	10,125
47	10,125
48	10,125
49	10,125
50	10,125
51	10,125
52	10,125
53	10,125
54	10,195
55	17,044
56	16,573
57	16,568
58	16,563
59	16,559
60	16,554
61	16,550
62	16,545

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
63	16,540
64	16,536
65	17,021
66	11,549
67	10,121
68	10,125
69	10,064
70	10,060
71	10,125
72	10,125
73	10,125
74	10,125
75	10,060
76	10,064
77	10,125
78	10,118
79	11,904
80	10,101
81	10,013
82	10,012
83	10,012
84	10,013
85	10,012
86	10,012
87	10,076
88	10,013
89	10,013
90	10,013
91	10,013
92	10,013
93	10,013

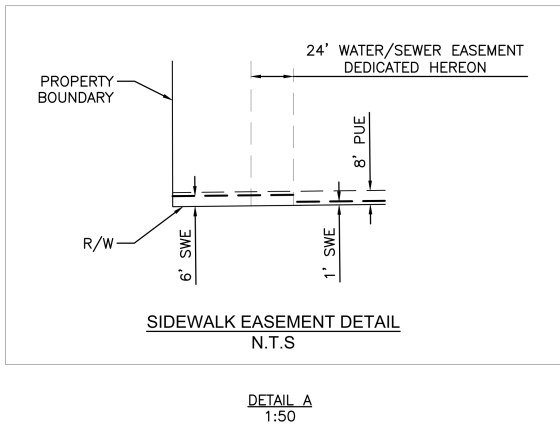
CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	40.65'	35.00'	066°32'29"	22.97	38.40	S00°37'53"E
C2	16.65'	55.00'	017°20'29"	8.39	16.58	S80°41'52"W
C3	103.51'	55.00'	107°49'44"	75.46	88.90	S54°03'30"E
C4	102.57'	55.00'	106°51'14"	74.13	88.34	S53°16'59"W
C5	16.65'	55.00'	017°20'29"	8.39	16.58	S81°57'38"E
C6	16.65'	55.00'	017°20'29"	8.39	16.58	S80°41'52"W
C7	103.51'	55.00'	107°49'44"	75.46	88.90	S54°03'30"E
C8	103.04'	55.00'	107°20'14"	74.79	88.62	S53°02'24"W
C9	16.65'	55.00'	017°20'29"	8.39	16.58	S81°57'38"E
C10	16.65'	55.00'	017°20'29"	8.39	16.58	N80°41'52"E
C11	103.65'	55.00'	107°58'24"	75.66	88.98	N53°59'10"W
C12	102.43'	55.00'	106°42'35"	73.94	88.26	N53°21'19"E
C13	16.65'	55.00'	017°20'29"	8.39	16.58	N81°57'38"W
C14	13.57'	55.00'	014°08'19"	6.82	13.54	N82°17'57"E
C15	103.53'	55.00'	107°51'11"	75.50	88.91	N54°02'47"W
C16	102.55'	55.00'	106°49'47"	74.10	88.33	N53°17'43"E
C17	16.65'	55.00'	017°20'29"	8.39	16.58	N81°57'38"W

DEVELOPMENT STANDARDS	PAD (PDP)
MINIMUM LOT WIDTH	70'
MINIMUM LOT DEPTH	130'
MINIMUM BUILDING COVERAGE	60%
MINIMUM FRONT YARD SETBACK*	20'
MINIMUM SIDE YARD SETBACK**	**5'/10'
MINIMUM REAR YARD SETBACK	20'
MINIMUM STREET SIDE YARD SETBACK	10'
* FOR FORWARD-FACING GARAGES FRONT SETBACKS SHALL BE A MINIMUM TWENTY FEET (20 FT) MEASURED TO THE FACE OF THE GARAGE DOOR. FOR SIDE-LOADED GARAGES, PORCHES, OR LIVABLE SPACE, FRONT SETBACKS SHALL BE A MINIMUM OF FOURTEEN (14) FEET.	
** ARCHITECTURAL ELEMENTS AND/OR PROJECTIONS SHALL BE PERMITTED TO ENCR OACH UP TO TWELVE (12) INCHES INTO FRONT AND SIDE YARD SETBACKS. HVAC UNITS AND REFUSE RECEPTACLES WILL BE ALLOWED IN THE SIDE YARDS, BUT NO CLOSER THAN THREE (3) FEET FROM THE PROPERTY LINE.	
LOTS 66 AND 79 SHALL HAVE A 5 FEET SIDE YARD SETBACK ON THE WEST SIDE OF THE LOTS AND 21 FEET SIDEYARD SETBACK ON THE EAST SIDE OF THE LOTS.	
***LOTS 6,7,18,19,25,39,40,54,55,65,66,79,80, AND 87 ARE LIMITED TO SINGLE STORY AND 20 FEET	
ACCESSORY BUILDING SETBACK PER ZONING CASE# PLH21-0050	

TRACT AREA TABLE		
TRACT	AREA (ACRES)	DESCRIPTION
TRACT A	1.2010	LANDSCAPE TRACT/OPEN SPACE/RETENTION/EMERGENCY VEHICULAR ACCESS EASEMENT/UTILITY EASEMENT/PEDESTRIAN ACCESS
TRACT B	1.1280	LANDSCAPE TRACT/OPEN SPACE/RETENTION/UTILITY EASEMENT/PEDESTRIAN ACCESS
TRACT C	2.3530	LANDSCAPE TRACT/OPEN SPACE/RETENTION/UTILITY EASEMENT/PEDESTRIAN ACCESS
TRACT D	0.8650	LANDSCAPE TRACT/OPEN SPACE/RETENTION/UTILITY EASEMENT/PEDESTRIAN ACCESS
TRACT E	0.0510	LANDSCAPE TRACT/OPEN SPACE
TRACT F	0.0510	LANDSCAPE TRACT/OPEN SPACE
TRACT G	0.0890	LANDSCAPE TRACT/OPEN SPACE
TRACT H	0.0560	LANDSCAPE TRACT/OPEN SPACE
TRACT I	0.0520	LANDSCAPE TRACT/OPEN SPACE
TRACT J	0.0920	LANDSCAPE TRACT/OPEN SPACE
TRACT K	0.0520	LANDSCAPE TRACT/OPEN SPACE
TRACT L	0.0510	LANDSCAPE TRACT/OPEN SPACE
TRACT M	6.8940	PRIVATE STREET/UTILITY/INGRESS AND EGRESS/EMERGENCY VEHICLE ACCESS/DRAINAGE/PEDESTRIAN ACCESS/VEHICULAR ACCESS

FINAL PLAT FOR MAGNOLIA

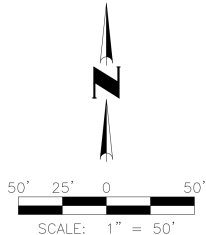
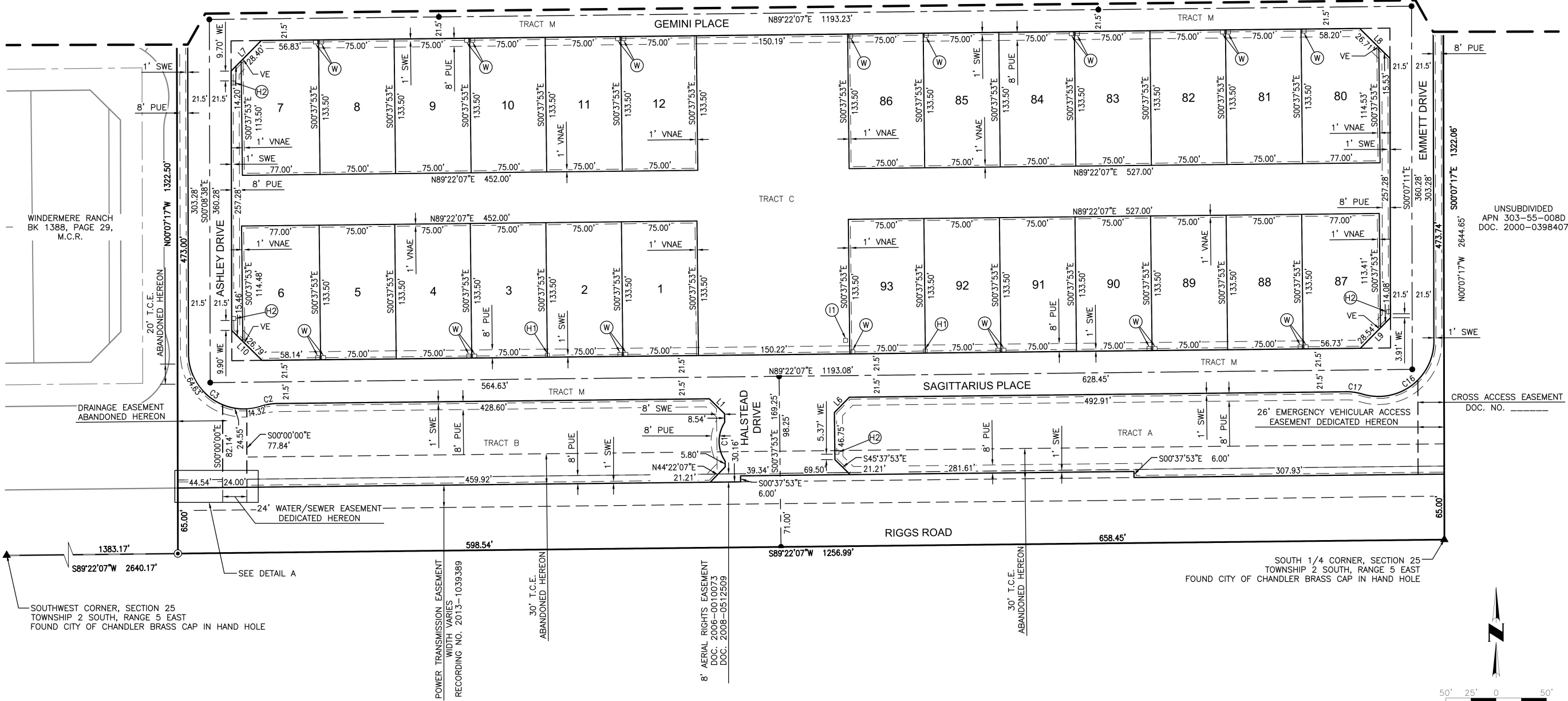
A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



WATER EASEMENT DETAIL

- W 4' x 4' WATER EASEMENT (WE) FOR SERVICES
- H1 4' x 4' WATER EASEMENT (WE) FOR FIRE HYDRANTS IN LOTS
- H2 4' x 4' WATER EASEMENT (WE) FOR FIRE HYDRANTS IN TRACTS

MATCH SHEET 4



FINAL PLAT

MAGNOLIA
CHANDLER, ARIZONA

Coe and Van Loo II L.L.C.

DATE

REVISION

NO.



3 SHEET OF 5

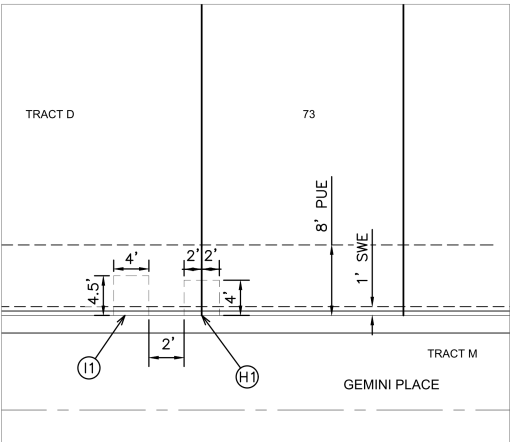
CVL Contact: H. TILSON
CVL Project #: 01-0358301

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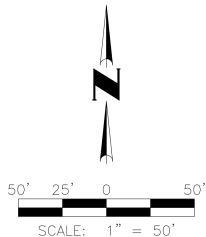
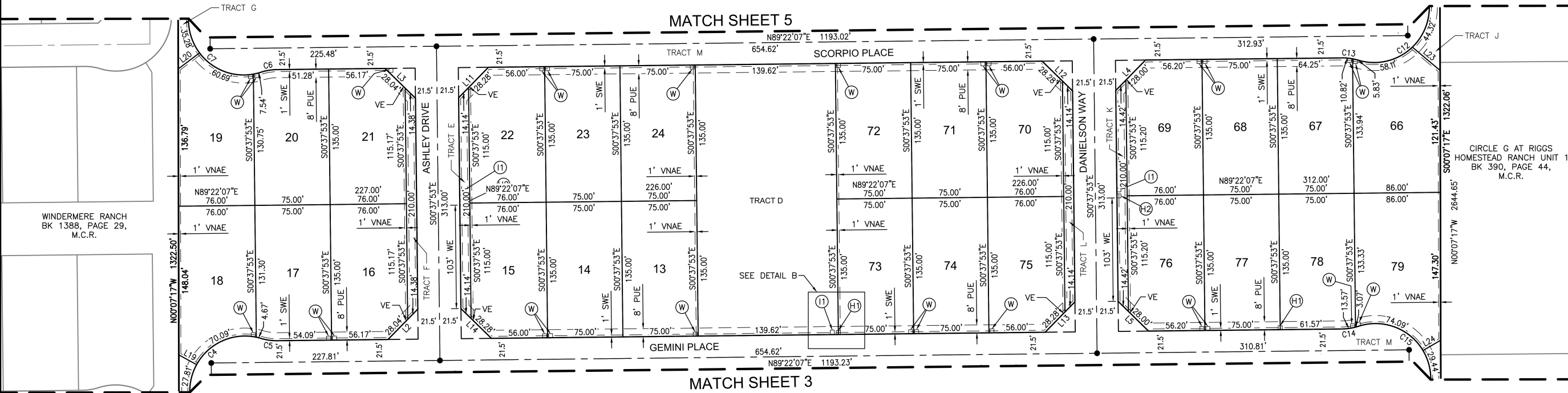
C.O.C. LOG PLT22-0032

FINAL PLAT FOR MAGNOLIA

A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



DETAIL B
1:60



FINAL PLAT

MAGNOLIA
CHANDLER, ARIZONA

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4 SHEET
OF 5

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C.O.C. LOG PLT22-0032

DATE

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NO.



4 SHEET
OF 5

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C.O.C. LOG PLT22-0032

DATE

REVISION

NO.



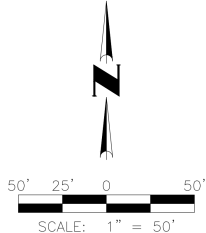
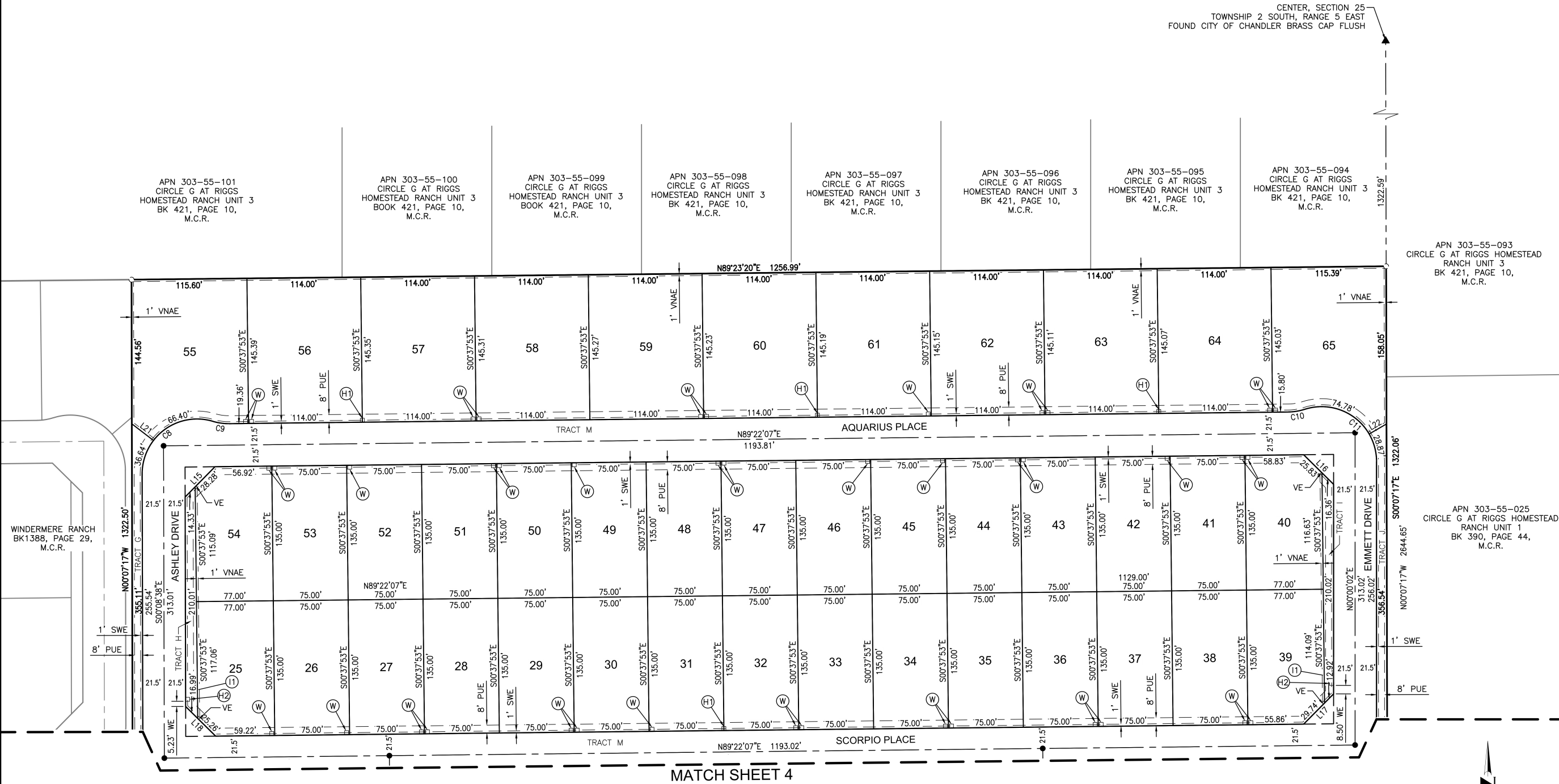
4 SHEET
OF 5

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FINAL PLAT FOR MAGNOLIA

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Coe and Van Loo II L.L.C.

FINAL PLAT
MAGNOLIA
CHANDLER, ARIZONA



5 SHEET OF 5
CVL Contact: H. TILSON
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