

ENGINEER

DURAN T. THOMPSON, P.E./R.L.S.
D & M ENGINEERING
1020 EAST GILBERT DRIVE, SUITE D
TEMPE, ARIZONA 85281
PHONE: (480) 350-9590
FAX: (480) 350-9486

DEVELOPER

BRIGHTON BROKERAGE & DEVELOPMENT LLC
753 N. 39TH CIR.
MESA, AZ 85205
CONTACT: JAREN SWEENEY
PHONE: (602) 679-3942
EMAIL: JAREN@BRIGHTONHOMESAZ.COM

SITE DATA

GROSS AREA: 3.450 AC(INCLUDES COMMONWEALTH BLVD. R/W)
NET AREA: 3.044 AC(TO EXISTING RIGHT OF WAY)
PROPOSED LOTS: 39
APN: 303-04-085A

SHEET INDEX

SHEET 1	-	COVER SHEET
SHEET 2	-	FINAL PLAT
SHEET 3	-	DETAILS

LEGAL DESCRIPTION

THAT PORTION OF NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34;
THENCE EAST (ASSUMED BEARING) ALONG THE SOUTHERLY LINE OF THE SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, A DISTANCE OF 876.54 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 0 DEGREES 46 MINUTES 00 SECONDS EAST 339.84 FEET TO A POINT ON THE CENTERLINE OF A CANAL;
THENCE NORTH 89 DEGREES 59 MINUTES 05 SECONDS EAST (NORTH 89 DEGREES 13 MINUTES EAST-DEED) ALONG THE CENTERLINE, A DISTANCE OF 442.08 FEET TO A POINT ON THE EASTERLY LINE OF THE SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34;
THENCE SOUTH 0 DEGREES 42 MINUTES 45 SECONDS WEST (SOUTH 0 DEGREES 43 MINUTES WEST-DEED) A DISTANCE OF 339.95 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34;
THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, A DISTANCE OF 442.40 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE NORTHERLY 40 FEET THEREOF

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.
- VISIBILITY EASEMENTS RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (NATURE) 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 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.
- ALL LOTS AND TRACTS WILL HAVE MONUMENTATION SET AT EACH CORNER AND AT EACH LOCATION (1/2" REBAR R.L.S. #48680), AS SHOWN HEREON AT THE COMPLETION OF MASS GRADING.

BASIS OF BEARING

THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 5 EAST AS SHOWN ON THE FINAL PLAT FOR HEATHER PLACE RECORDED IN BOOK 363, PAGE 34, RECORDS OF MARICOPA COUNTY. SAID LINE BEARS **S89°45'00"W**.

LEGEND

- BOUNDARY LINE
- SECTION LINE
- PROPERTY LINE
- RIGHT OF WAY
- CENTERLINE
- EASEMENT LINE, AS NOTED
- ADJACENT RIGHT OF WAY
- ADJACENT PROPERTY LINE
- STREET CL. MONUMENT (SET BRASS CAP MAG STD. DTL. 120-1 TYPE "B") TAGGED R.L.S. No. 48680, UNLESS NOTED AS FOUND SET 1/2" REBAR, R.L.S. #48680, TO BE SET AT COMPLETION OF MASS GRADING
- RIGHT OF WAY
- ASSESOR'S PARCEL NUMBER
- VEHICULAR NON-ACCESS EASEMENT
- BOOK
- PAGE
- REGISTERED LAND SURVEYOR
- MARICOPA COUNTY RECORDER
- EASEMENT
- MARICOPA ASSOCIATION OF GOVERNMENTS
- PUBLIC UTILITY EASEMENT
- SQUARE FEET
- ACRES
- WATER EASEMENT/PUBLIC UTILITY EASEMENT
- DETAIL
- EASEMENT
- SIGHT VISIBILITY TRIANGLE (SEE DETAIL SHEET 3)
- DTL.
- ESMT.
- S.V.T.
- R.W.
- APN
- VNAE
- BK
- PG.
- R.L.S.
- M.C.R.
- ESMT.
- M.A.G.
- P.U.E.
- S.F.
- AC.
- W.E./P.U.E.
- DTL.
- ESMT.
- S.V.T.

SURVEYOR

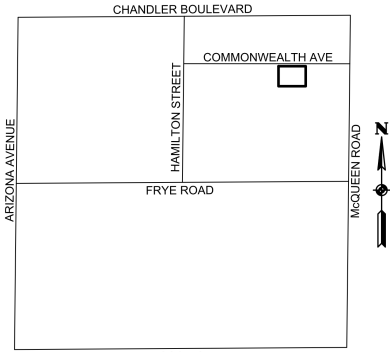
D & M ENGINEERING
ATTN: DURAN THOMPSON, R.L.S.
1020 EAST GILBERT DRIVE, SUITE D
TEMPE, AZ 85281
PHONE: (480) 350-9590
EMAIL: ENGINEER@DMENGINEER.COM

OWNER

ZS COMMONWEALTH LLC
MICHAEL ZERBIB
5124 E PALOMINO RD.
PHOENIX AZ 85018
PHONE: (602) 677-2641
EMAIL: MIKE@ZERBIBS.COM

COMMONWEALTH LOFTS
A FINAL PLAT OF COMMONWEALTH LOFTS

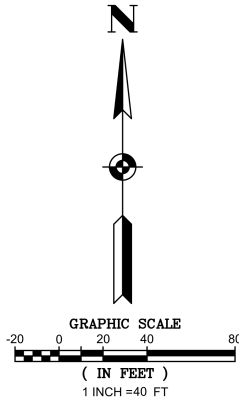
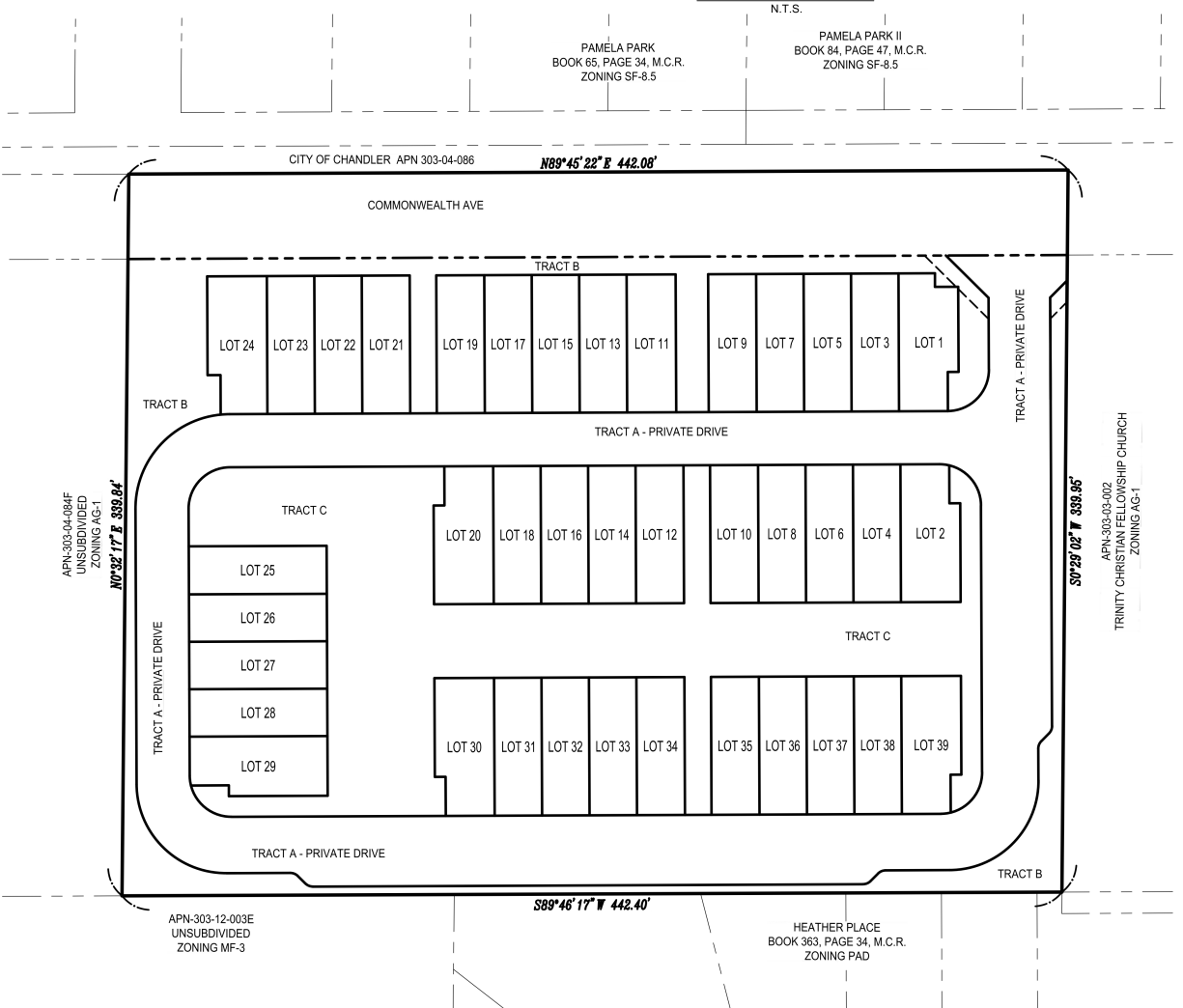
LOCATED IN A PORTION OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP

PAMELA PARK
BOOK 65, PAGE 34, M.C.R.
ZONING SF-8.5

PAMELA PARK II
BOOK 84, PAGE 47, M.C.R.
ZONING SF-8.5



HOMEOWNERS ASSOCIATION RATIFICATION:

BY THIS RATIFICATION _____ DULY ELECTED
OF THE COMMONWEALTH LOFTS HOMEOWNERS ASSOCIATION ACKNOWLEDGES
THE RESPONSIBILITIES IDENTIFIED HEREON.

SIGNATURE _____

DATE _____

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA

ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED MICHAEL ZERBIB, WHO ACKNOWLEDGED HIMSELF TO BE MEMBER OF ZS COMMONWEALTH LLC, AN ARIZONA LIMITED LIABILITY COMPANY OWNER OF THE PROPERTY PLATTED HEREON AND THAT HE AS OWNER, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

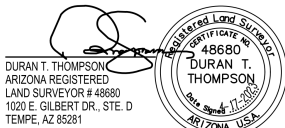
IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

BY: _____ NOTARY PUBLIC
DATE _____

CERTIFICATE OF SURVEY

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.



LOT TABLE		
LOT #	AREA (SF)	AREA(AC.)
LOT 1	1,659 S.F.	0.038 AC.
LOT 2	1,729 S.F.	0.040 AC.
LOT 3	1,450 S.F.	0.033 AC.
LOT 4	1,450 S.F.	0.033 AC.
LOT 5	1,450 S.F.	0.033 AC.
LOT 6	1,450 S.F.	0.033 AC.
LOT 7	1,450 S.F.	0.033 AC.
LOT 8	1,450 S.F.	0.033 AC.
LOT 9	1,466 S.F.	0.034 AC.
LOT 10	1,466 S.F.	0.034 AC.
LOT 11	1,498 S.F.	0.034 AC.
LOT 12	1,466 S.F.	0.034 AC.
LOT 13	1,450 S.F.	0.033 AC.
LOT 14	1,450 S.F.	0.033 AC.
LOT 15	1,450 S.F.	0.033 AC.
LOT 16	1,450 S.F.	0.033 AC.
LOT 17	1,450 S.F.	0.033 AC.
LOT 18	1,450 S.F.	0.033 AC.
LOT 19	1,466 S.F.	0.034 AC.
LOT 20	1,730 S.F.	0.040 AC.
LOT 21	1,466 S.F.	0.034 AC.
LOT 22	1,450 S.F.	0.033 AC.
LOT 23	1,450 S.F.	0.033 AC.
LOT 24	1,711 S.F.	0.039 AC.
LOT 25	1,466 S.F.	0.034 AC.
LOT 26	1,450 S.F.	0.033 AC.
LOT 27	1,450 S.F.	0.033 AC.
LOT 28	1,450 S.F.	0.033 AC.
LOT 29	1,729 S.F.	0.040 AC.
LOT 30	1,730 S.F.	0.040 AC.
LOT 31	1,450 S.F.	0.033 AC.
LOT 32	1,450 S.F.	0.033 AC.
LOT 33	1,450 S.F.	0.033 AC.
LOT 34	1,466 S.F.	0.034 AC.
LOT 35	1,466 S.F.	0.034 AC.
LOT 36	1,450 S.F.	0.033 AC.
LOT 37	1,450 S.F.	0.033 AC.
LOT 38	1,450 S.F.	0.033 AC.
LOT 39	1,729 S.F.	0.040 AC.

DEDICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

THAT ZS COMMONWEALTH LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR COMMONWEALTH LOFTS, LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH OF THE STREETS, LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE STREETS, LOTS, TRACTS AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY.

STREET RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF CHANDLER.

TRACTS "B" AND "C" ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE COMMONWEALTH LOFTS HOMEOWNERS ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. SAID TRACTS SHALL BE USED FOR THE PURPOSES DESCRIBED IN THE TRACT TABLE SET FORTH HEREIN.

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.

TRACT "A" IS HEREBY DECLARED A PRIVATE DRIVE 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 "A" 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".

AN EMERGENCY VEHICULAR ACCESS EASEMENT ACROSS TRACT "A" TO BE DEDICATED TO THE CITY OF CHANDLER.

EASEMENTS ARE DEDICATED TO THE CITY OF CHANDLER 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.

IN WITNESS WHEREOF:

ZS COMMONWEALTH LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS _____ DAY OF _____, 2023.

ZS COMMONWEALTH LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: MICHAEL ZERBIB, MEMBER

DATE _____

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA

ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED MICHAEL ZERBIB, WHO ACKNOWLEDGED HIMSELF TO BE MEMBER OF ZS COMMONWEALTH LLC, AN ARIZONA LIMITED LIABILITY COMPANY OWNER OF THE PROPERTY PLATTED HEREON AND THAT HE AS OWNER, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

MY COMMISSION EXPIRES: _____

BY: _____ NOTARY PUBLIC
DATE _____

APPROVALS

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 SERVICE 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 _____

D&M Engineering, LLC

Duran Thompson, P.E.
1020 East Gilbert Drive, Suite D
Tempe, AZ 85281
Ph: (480) 350-9590, Fax: (480) 350-9486
E-Mail: engineer@dmengineer.com



COMMONWEALTH LOFTS ONSITE

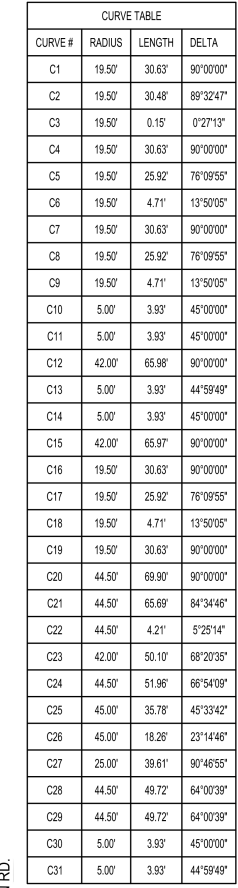
CHANDLER, ARIZONA

FINAL PLAT

CLIENT/PROJECT		REVISIONS	
COMMONWEALTH LOFTS ONSITE		CHANDLER, ARIZONA	
No.	DATE	DESCRIPTION	APP.

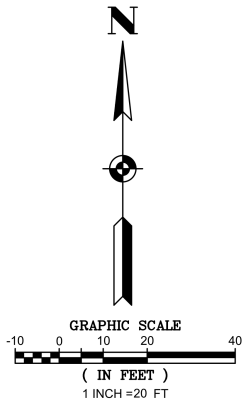
DESIGNED	DTT
DRAWN	AGY
CHECKED	DTT
DATE	4-17-2023
SCALE	1" = 40'
PROJECT	190416
FILE NAME	Final Plat

SHEET
1 OF 3



CURVE #	CURVE TABLE		
	RADIUS	LENGTH	DELTA
C1	19.50	30.63	90°00'00"
C2	19.50	30.48	89°32'47"
C3	19.50	0.15	0°27'13"
C4	19.50	30.63	90°00'00"
C5	19.50	25.92	76°09'55"
C6	19.50	4.71	13°50'05"
C7	19.50	30.63	90°00'00"
C8	19.50	25.92	76°09'55"
C9	19.50	4.71	13°50'05"
C10	5.00	3.93	45°00'00"
C11	5.00	3.93	45°00'00"
C12	42.00	65.98	90°00'00"
C13	5.00	3.93	44°59'49"
C14	5.00	3.93	45°00'00"
C15	42.00	65.97	90°00'00"
C16	19.50	30.63	90°00'00"
C17	19.50	25.92	76°09'55"
C18	19.50	4.71	13°50'05"
C19	19.50	30.63	90°00'00"
C20	44.50	69.90	90°00'00"
C21	44.50	65.69	84°34'46"
C22	44.50	4.21	5°25'14"
C23	42.00	50.10	68°20'35"
C24	44.50	51.98	66°54'09"
C25	45.00	35.76	45°33'42"
C26	45.00	18.26	23°14'46"
C27	25.00	39.61	90°46'55"
C28	44.50	49.72	64°00'39"
C29	44.50	49.72	64°00'39"
C30	5.00	3.93	45°00'00"
C31	5.00	3.93	44°59'49"

NOTE:
SEE SHEET 1 FOR LOT/TRACT TABLE AND LEGEND.
SEE SHEET 3 FOR EASEMENT DETAILS.



D&M Engineering, LLC
Duran Thompson, P.E.
1020 East Gilbert Drive, Suite D
Tempe, AZ 85281
Ph: (480) 350-9590, Fax: (480) 350-9486
E-Mail: engineer@dmengineer.com

CLIENT/PROJECT

COMMONWEALTH LOFTS ONSITE

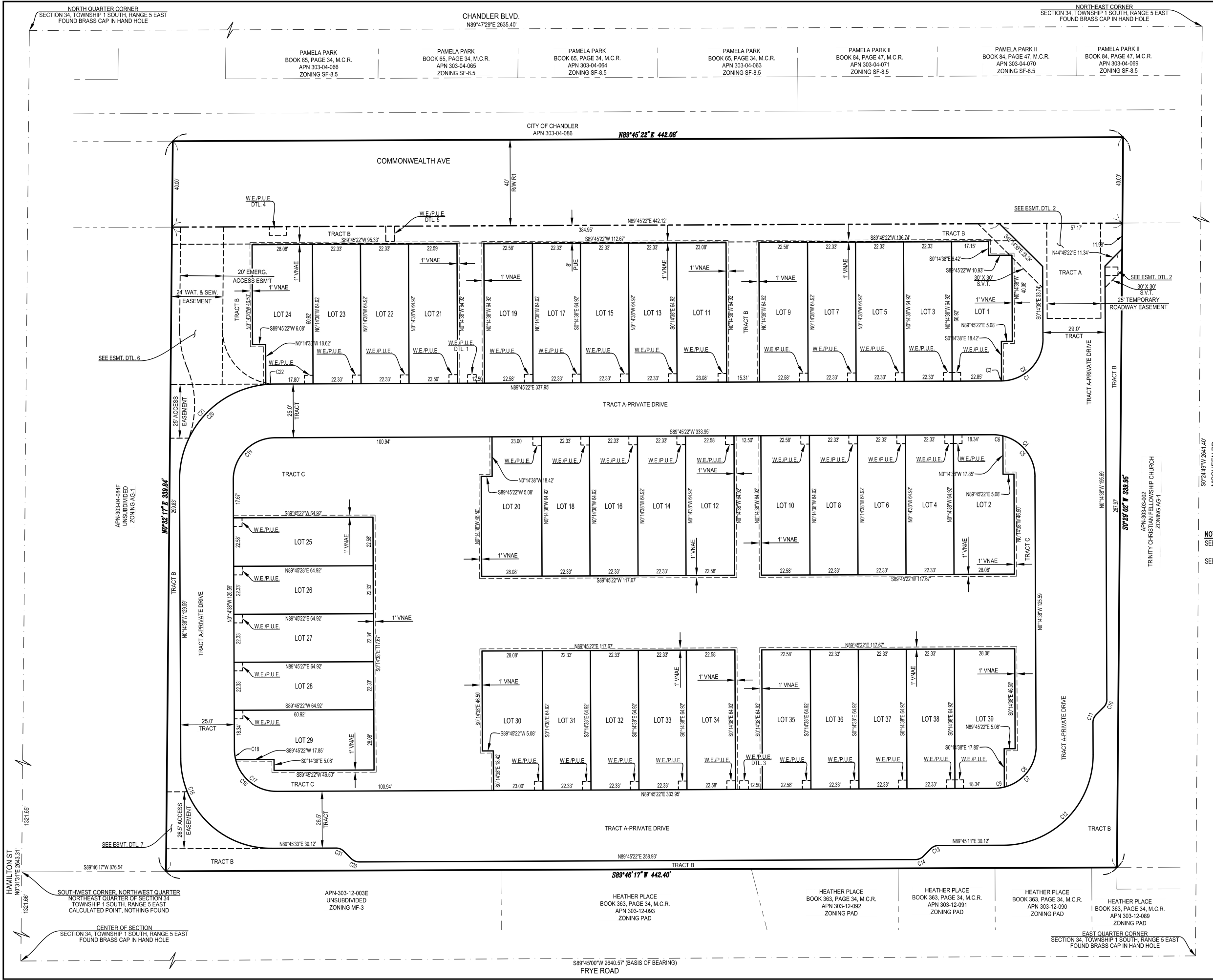
CHANDLER, ARIZONA

FILE

FINAL PLAT

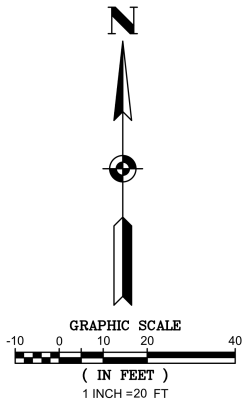
[illegible]

F:\2019\190416--Commonwealth Lofts Commons\dwg\190416 Final Plat-Commonwealth.dwg, 4/17/2023 9:01:24 AM, Ardell Yazzie



CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	19.50'	30.63'	90°00'00"
C2	19.50'	30.48'	89°32'47"
C3	19.50'	0.15'	0°27'13"
C4	19.50'	30.63'	90°00'00"
C5	19.50'	25.92'	78°09'55"
C6	19.50'	4.71'	13°50'05"
C7	19.50'	30.63'	90°00'00"
C8	19.50'	25.92'	78°09'55"
C9	19.50'	4.71'	13°50'05"
C10	5.00'	3.93'	45°00'00"
C11	5.00'	3.93'	45°00'00"
C12	42.00'	65.98'	90°00'00"
C13	5.00'	3.93'	44°59'49"
C14	5.00'	3.93'	45°00'00"
C15	42.00'	65.97'	90°00'00"
C16	19.50'	30.63'	90°00'00"
C17	19.50'	25.92'	78°09'55"
C18	19.50'	4.71'	13°50'05"
C19	19.50'	30.63'	90°00'00"
C20	44.50'	69.90'	90°00'00"
C21	44.50'	65.69'	84°34'46"
C22	44.50'	4.21'	5°25'14"
C23	42.00'	50.10'	68°20'35"
C24	44.50'	51.96'	66°54'09"
C25	45.00'	35.78'	45°33'42"
C26	45.00'	18.26'	23°14'46"
C27	25.00'	39.61'	90°46'55"
C28	44.50'	49.72'	64°00'39"
C29	44.50'	49.72'	64°00'39"
C30	5.00'	3.93'	45°00'00"
C31	5.00'	3.93'	44°59'49"

NOTE:
SEE SHEET 1 FOR LOT/TRACT TABLE AND LEGEND.
SEE SHEET 3 FOR EASEMENT DETAILS.



D&M Engineering, LLC
Duran Thompson, P.E.
1020 East Gilbert Drive, Suite D
Tempe, AZ 85281
Ph: (480) 350-9590, Fax: (480) 350-9486
E-Mail: engineer@dmengineer.com

COMMONWEALTH LOFTS ONSITE
CHANDLER, ARIZONA

FINAL PLAT

DESIGNED DTT
DRAWN AGY
CHECKED DTT
DATE 4-17-2023
SCALE 1" = 20'
PROJECT 190416
FILE NAME Final Plat

SHEET
2 OF 3

NO. DATE APP. DESCRIPTION

C.O.C. LOG NO. PLT23-0002