

Q:\Current Projects\7021051 Chandler Airport Center (Caprock Chandler) - Sunstate\DWG\FINAL PLAT FP-1.dwg Robert Ramos

DEDICATION

STATE OF ARIZONA)
)
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS: CHAMBERLAIN DEVELOPMENT LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS COMBINED PARCELS UNDER THE NAME OF "CHANDLER AIRPORT BUSINESS CENTER", A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "CHANDLER AIRPORT BUSINESS CENTER", A COMMERCIAL SUBDIVISION AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, PARCEL, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT.

STREET R/W TO BE DEDICATED TO THE CITY OF CHANDLER AS SHOWN ON THIS PLAT.

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.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION OR ABUTTING PROPERTY OWNER.

EMERGENCY AND SERVICE TYPE VEHICULAR ACCESS EASEMENT ACROSS LOT 1 IS HEREBY DEDICATED TO THE CITY OF CHANDLER.

EASEMENTS FOR SIDEWALK AND PUBLIC UTILITIES ARE DEDICATED TO THE CITY OF CHANDLER AS SHOWN ON THIS PLAT.

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.

CHAMBERLAIN DEVELOPMENT LLC, AN ARIZONA LIMITED LIABILITY COMPANY, 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 FLIGHTS 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, FLUMES, 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 PERSON OR 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, FLUMES, 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 CAUSE BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, VIBRATION, FLUMES, 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 SADE SUBDIVISION AND THE STATEMENT OF RELEASE SHALL BE A COVENANT RUNNING WITH THE LAND.

IN WITNESS WHEREOF:

CHAMBERLAIN DEVELOPMENT, L.L.C.,
AN ARIZONA LIMITED LIABILITY COMPANY

BY: JMC DEVELOPMENT, INC.,
AN ARIZONA CORPORATION

ITS: MANAGER

BY: _____
JIM CHAMBERLAIN, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF ARIZONA)
) S.S
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.

BY: _____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC

LIEN HOLDER RATIFICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN DKT. NO 2022-0598856, RECORDS OF MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS, AND APPROVES THIS PLAT AND EACH AND EVERY DEDICATION CONTAINED HEREIN.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SIGNED THEIR NAMES THIS _____ DAY OF _____, 2023.

FARMERS AND MERCHANTS BANK OF LONG BEACH, A CALIFORNIA CORPORATION, AS ADMINISTRATIVE AGENT.

BY: _____
(SIGNATURE)

ITS (TITLE) _____

ACKNOWLEDGEMENT:

STATE OF CALIFORNIA)
)
COUNTY OF _____)

ON _____ BEFORE ME, _____
(DATE) (HERE INSERT NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED _____
NAME(S) OF SIGNER(S)

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

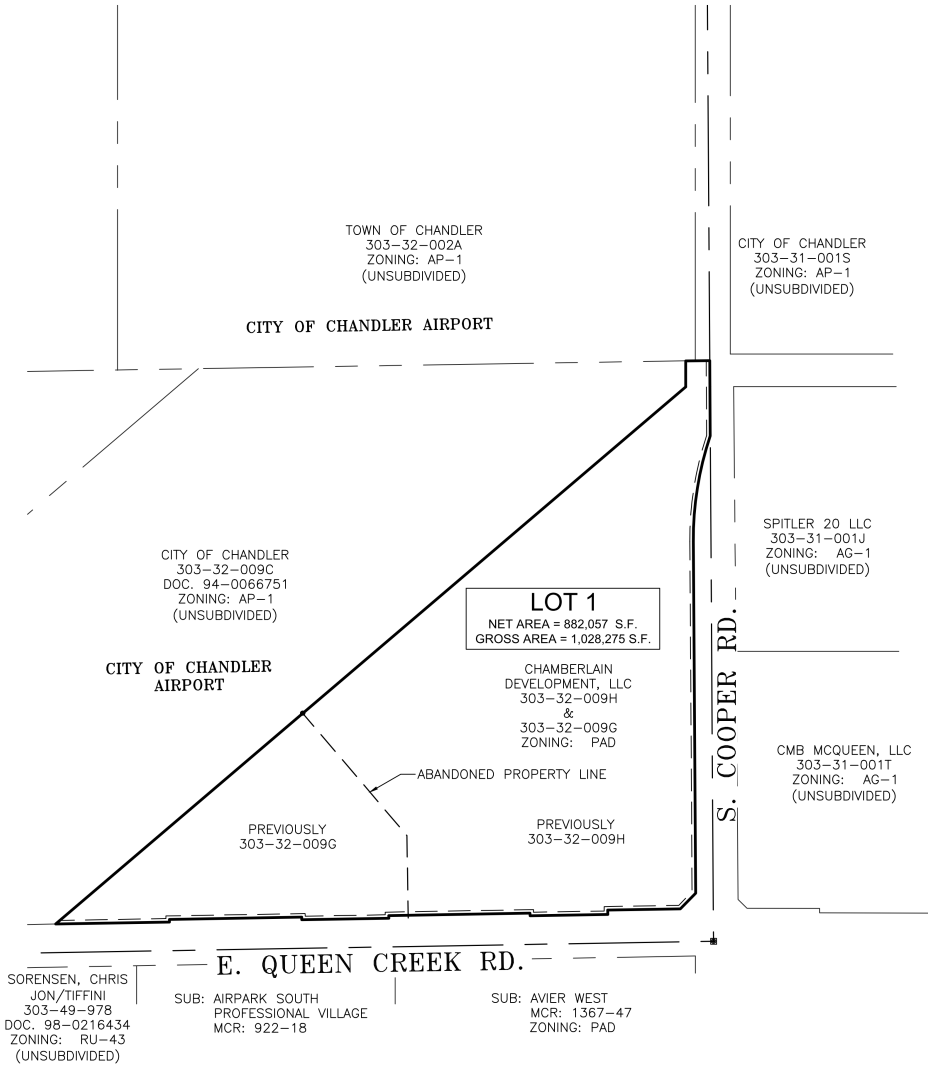
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____
SIGNATURE OF NOTARY PUBLIC

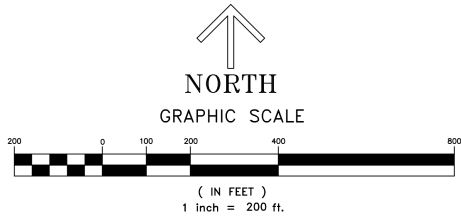
CHANDLER AIRPORT BUSINESS CENTER
A FINAL PLAT OF LOT 1

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 11, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



SHEET INDEX

FP-1 COVER SHEET
FP-2 PLAT - LOT 1 & DETAILS
FP-3 PLAT BOUNDARY LEGAL
DESCRIPTION & DETAIL



BASIS OF BEARING

BASIS OF BEARING IS ALONG THE MONUMENT LINE OF EAST QUEEN CREEK ROAD, ALSO BEING THE SECTION LINE AND SOUTH LINE OF THE SOUTH HALF OF SECTION 11, USING A BEARING OF S 89°00'24" W 2647.31' BETWEEN TWO FLUSH BRASS CAPS AT THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER RESPECTIVELY, AS RECORDED IN DOCUMENT 2017-0423740 MCR, EXHIBIT 'A'.

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.



BRETT L. NOWACKI
REGISTRATION NO. 41896
11402 N. CAVE CREEK RD.
PHOENIX, AZ 85020

APPROVALS

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 _____

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

BY:

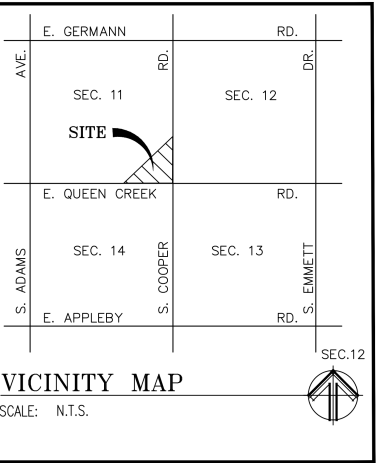
MAYOR _____ DATE _____

ATTEST:

CITY CLERK _____ DATE _____

VICINITY MAP

SCALE: N.T.S.



LEGEND	
	PROPERTY BOUNDARY
	SECONDARY BOUNDARY LINE
	LOT LINE
	EASEMENT LINE
	RIGHT-OF-WAY (ROW)
	CENTER LINE
	PROPERTY TIE
	ADJOINER LINE
	BRASS CAP MONUMENT (SUBDIVISION CORNER)
	1/2" IRON PIN TO BE SET BY A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA AT COMPLETION OF MASS GRADING

ABBREVIATIONS

P.U.E.	PUBLIC UTILITY EASEMENT
DOC.	DOCUMENT
ROW	RIGHT OF WAY
C.O.C.	EASEMENT LINE
S.F.	SQUARE FEET
AC	ACRES
ADOT	ARIZONA DEPARTMENT OF TRANSPORTATION
MCR	MARICOPA COUNTY RECORDS
V.N.A.E.	VEHICLE NO ACCESS EASEMENT

OWNER
CHAMBERLAIN DEVELOPMENT, LLC
1050 W. WASHINGTON ST., STE. 214
TEMPE, ARIZONA 85281
PH: 480-894-1286
CONTACT: MIKE FORST
MFORST@SUNSTATEBUILDERS.COM

DEVELOPER
CHAMBERLAIN DEVELOPMENT, LLC
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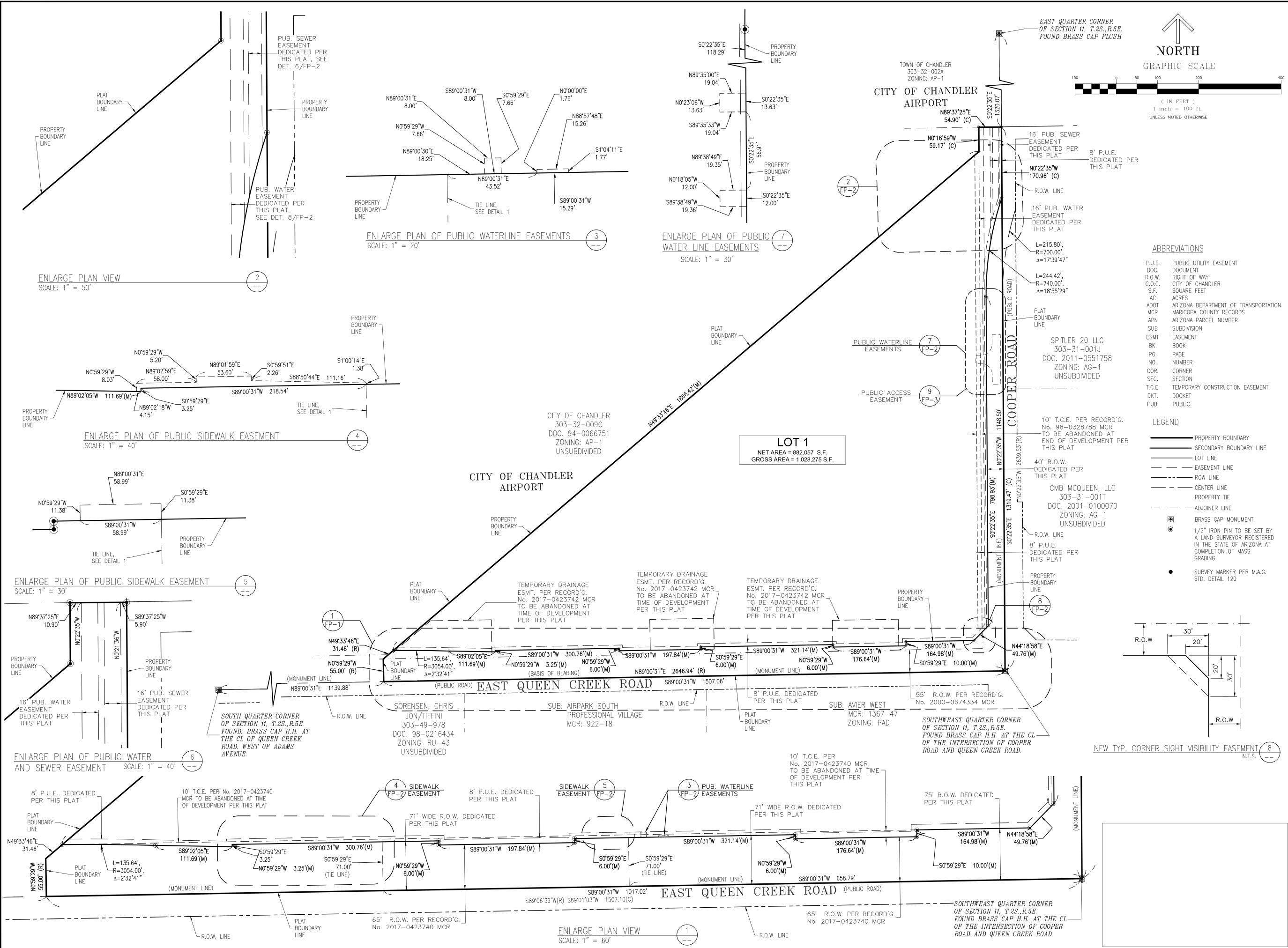
DRAWN BY: R. RAMOS
CHECKED BY: NJC
DATE: 08/02/2023
SCALE: AS NOTED
PROJECT #: 7021051
PURPOSE:

FINAL PLAT OF LOT 1
FOR
CHANDLER AIRPORT BUSINESS CENTER
NWC QUEEN CREEK ROAD & COOPER ROAD
CHANDLER, AZ
APN: 303-32-009G & 303-32-009H

12409 W. INDIAN
SCHOOL ROAD,
AVONDALE, AZ 85392
PHONE: 623.536.1993
FAX: 623.748.9008

SHEET 1 OF 3
FP-1

Q:\Current Projects\7021051 Chandler Airport Center (Caprock Chandler) - Sunstate DWG\FINAL PLAT FP-2.dwg Robert Ramos



OWNER CHAMBERLAIN DEVELOPMENT, LLC 1050 W. WASHINGTON ST., STE. 214 TEMPE, ARIZONA 85281 PH: 480-894-1286 CONTACT: MIKE FORST MFORST@SUNSTATEBUILDERS.COM	
DEVELOPER CHAMBERLAIN DEVELOPMENT, LLC 1050 W. WASHINGTON ST., STE. 214 TEMPE, ARIZONA 85281 PH: 480-894-1286 CONTACT: MIKE FORST MFORST@SUNSTATEBUILDERS.COM	
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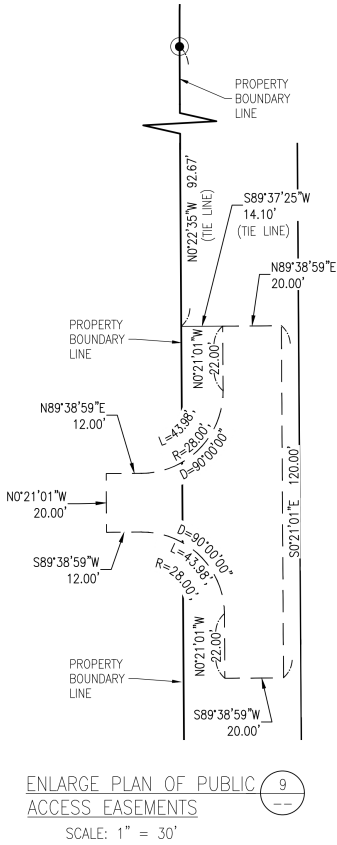
12409 W. INDIAN SCHOOL ROAD,
AVONDALE, AZ 85392
PHONE: 623.536.1993
FAX: 623.748.9008

KA EKO

REGISTERED LAND SURVEYOR
BRETT L. NOWACKI
41896
S. signed 08-02-2023
ARIZONA, U.S.A.

ARIZONA
Seal 851 or shall be deemed to be

SHEET 2	OF 3
FP-2	



PLAT BOUNDARY LEGAL DESCRIPTION

BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 11 AND ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 00 MINUTES 31 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1507.06 FEET;

THENCE CONTINUING NORTH 00 DEGREES 59 MINUTES 29 SECONDS WEST, A DISTANCE OF 55.00 FEET;

THENCE NORTH 49 DEGREES 33 MINUTES 46 SECONDS EAST, A DISTANCE OF 31.46 FEET;

THENCE NORTH 49 DEGREES 33 MINUTES 46 SECONDS EAST, A DISTANCE OF 1866.42 FEET;

THENCE NORTH 00 DEGREES 16 MINUTES 59 SECONDS WEST, A DISTANCE OF 59.17 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTH HALF;

THENCE NORTH 89 DEGREES 37 MINUTES 25 SECONDS EAST, A DISTANCE OF 54.90 FEET, ALONG SAID NORTH LINE TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE CONTINUING SOUTH 00 DEGREES 22 MINUTES 35 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTH EAST QUARTER, A DISTANCE OF 1319.47 FEET TO THE POINT OF BEGINNING.

OWNER	
CHAMBERLAIN DEVELOPMENT, LLC 1050 W. WASHINGTON ST., STE. 214 TEMPE, ARIZONA 85281 PH: 480-894-1286 CONTACT: MIKE FORST MFORST@SUNSTATEBUILDERS.COM	
DEVELOPER	
CHAMBERLAIN DEVELOPMENT, LLC 1050 W. WASHINGTON ST., STE. 214 TEMPE, ARIZONA 85281 PH: 480-894-1286 CONTACT: MIKE FORST MFORST@SUNSTATEBUILDERS.COM	
DRAWN BY:	R. RAMOS
CHECKED BY:	NJC
DATE:	08/02/2023
SCALE:	AS NOTED
PROJECT #:	7021051
PURPOSE:	
FINAL PLAT OF LOT 1 FOR CHANDLER AIRPORT BUSINESS CENTER NWC QUEEN CREEK ROAD & COOPER ROAD CHANDLER, AZ APN: 303-32-009G & 303-32-009H	
12409 W. INDIAN SCHOOL ROAD, AVONDALE, AZ 85392 PHONE: 623.536.1993 FAX: 623.748.9008	
SHEET	OF
3	3
FP-3	