

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } 35

KNOW ALL MEN BY THESE PRESENTS: EARNHARDT ARIZONA PROPERTIES LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER OF LOT 1 AND NO BULL 202, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER OF LOT 2 HAS PUBLISHED EARNHARDT GENESIS RE-PLAT MAP OF A MINOR LAND DIVISION MAP OF LOT 5, CHANDLER 202 AUTO PARK, ACCORDING TO BOOK 1195 OF MAPS, PAGE 29 OFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, A PORTION OF THE EAST HALF OF SEC. 1, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ABUTTING LOT OWNER.

EASEMENTS ARE DEDICATED 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 AND EASEMENT AND SHALL ASSUME FULL RESPONSIBILITY FOR THE CONSTRUCTION, OPERATION, MAINTENANCE AND REPAIR OF THEIR UTILITY LINES AND FACILITIES.

AN EMERGENCY VEHICULAR ACCESS EASEMENT ACROSS ALL LOTS TO BE DEDICATED TO THE CITY OF CHANDLER.

EARNHARDT ARIZONA PROPERTIES, LLC, AND NO BULL 202, LLC 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, FLAMES, 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 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, FLAMES, 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 FLYING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, VIBRATION, FLAMES, 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, EARNHARDT ARIZONA PROPERTIES LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER OF LOT 1, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF _____ OF EARNHARDT ARIZONA PROPERTIES LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THEREUNTO AUTHORIZED THE _____ OF _____ 2023.

EARNHARDT ARIZONA PROPERTIES LLC, AN ARIZONA LIMITED LIABILITY COMPANY,

BY:

NAME:

TITLE:

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } 35

BEFORE ME THIS _____ DAY OF _____ 2023, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF EARNHARDT ARIZONA PROPERTIES LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE LEGAL OWNER OF LOT 1 AND ACKNOWLEDGE THAT HE/SHE AS SUCH EXECUTED THIS INSTRUMENT FOR THE PURPOSE HEREIN CONTAINED.

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

BY: _____ MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

IN WITNESS WHEREOF, BULL 202, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER OF LOT 2, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF _____ OF EARNHARDT ARIZONA PROPERTIES LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THEREUNTO AUTHORIZED THE _____ OF _____ 2023.

NO BULL 202, LLC, AN ARIZONA LIMITED LIABILITY COMPANY,

BY:

NAME:

TITLE:

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } 35

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 HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

_____ 20 _____

EARNHARDT GENESIS

A RE-PLAT OF LOTS 1 & 2 OF THE MINOR LAND DIVISION OF LOT 5, CHANDLER 202 AUTO PARK RECORDED IN BOOK 1195 OF MAPS, PAGE 29 OF THE MARICOPA COUNTY RECORDS, BEING A PORTION OF THE EAST HALF OF SEC. 1, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

LOTS 1 AND 2 OF MINOR LAND DIVISION OF LOT 5, CHANDLER 202 AUTO PARK AS RECORDED IN BOOK 1195, PAGE 29, MARICOPA COUNTY RECORDS (M.C.R.), LYING WITHIN SEC. 1, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

REFERENCE DOCUMENTS

(R) FINAL PLAT FOR "A MINOR LAND DIVISION MAP OF LOT 5, CHANDLER 202 AUTO PARK" RECORDED IN BOOK 1195, PAGE 29 PER MARICOPA COUNTY RECORDS

ASSESSORS PARCEL NUMBER

A.P.N. 303-33-977 & 303-33-978

NOTES

- ALL TITLE INFORMATION AND DESCRIPTIONS ARE BASED ON TITLE REPORTS BY LAWYERS TITLE OF ARIZONA, INC., ORDER NUMBERS: LTSP2200047 AMENDMENT 1, COMMITMENT DATE: MAY 26, 2023, 2023 AT 07:30 AM, AND LTSP230012, COMMITMENT DATE: MAY 26, 2023 AT 12:00 AM.
- 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 (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.
- 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.
- A BLANKET EASEMENT FOR PRIVATE POTABLE WATER, PRIVATE SANITARY SEWER, FIRE LINE, PEDESTRIAN ACCESS, VEHICULAR ACCESS AND DRAINAGE IS HEREBY DEDICATED ACROSS LOTS 1A, 2A, 3A AND 4A.

SITE AREA

LOT 1A	257,461 SQ.FT.±	5.9105 ACRES±
LOT 2A	176,015 SQ.FT.±	4.0407 ACRES±
LOT 3A	255,858 SQ.FT.±	5.8737 ACRES±
LOT 4A	250,531 SQ.FT.±	5.7514 ACRES±
TOTAL	939,865 SQ.FT.±	21.5763 ACRES±

FLOOD PLAIN CERTIFICATION

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2741M DATED NOVEMBER 4, 2015, THE SUBJECT PROPERTY IS LOCATED IN ZONE X (SHADED). ZONE X (SHADED) IS DESIGNATED AS "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."

LEGEND

---	PROPERTY LINE
---	RIGHT OF WAY LINE
---	SEC. LINE
---	EASEMENT LINE
A.P.N.	ASSESSOR PARCEL NUMBER
M.C.R.	MARICOPA COUNTY RECORDS
()	RECORD CALL PER VOL. 1195, PG. 25, M.C.R.
●	FOUND SURVEY MONUMENT, AS DESCRIBED
○	SURVEY MONUMENT TO BE SET AT COMPLETION OF MASS GRADING, AS DESCRIBED

OWNER

EARNHARDT ARIZONA PROPERTIES, LLC
7300 WEST ORCHID LANE,
CHANDLER, ARIZONA 85226
EMAIL: (480) 783-4618
PHONE: JOSH.MCCLATCHY@EARNHARDT.COM

AND

NO BULL 202, LLC
7300 WEST ORCHID LANE,
CHANDLER, ARIZONA 85226
EMAIL: (480) 783-4618
PHONE: JOSH.MCCLATCHY@EARNHARDT.COM

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 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 THE AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SEC. 45-516, ARIZONA REVISED STATUTES.

CITY ENGINEER

DATE

BY ACCEPTANCE OF THIS PLAT, THE CITY OF CHANDLER AGREES TO THE VACATION OR ABANDONMENT OF THE EASEMENTS DESCRIBED OR SHOWN HEREON AS BEING VACATED OR ABANDONED.

APPROVED BY THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA

THIS _____ DAY OF _____, 20____

BY:

MAYOR

DATE

ATTEST:

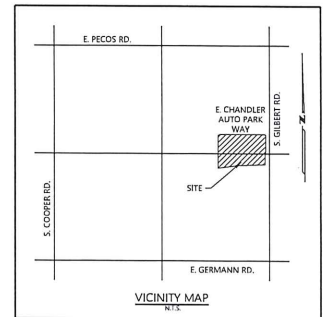
CITY CLERK

DATE

CERTIFICATION

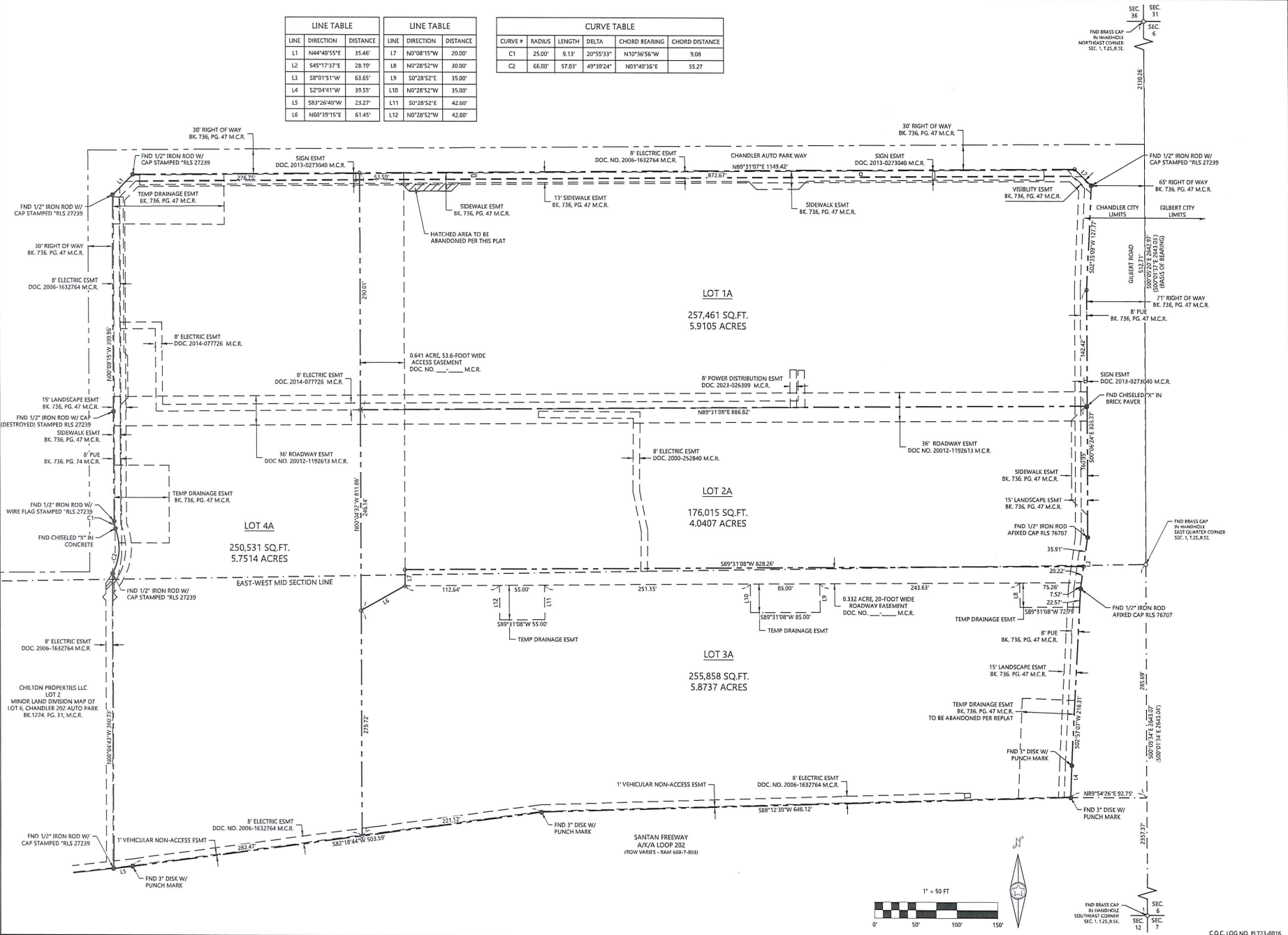
THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Ethan C. Oelke
ETHAN C. OELKE
ARIZONA REGISTRATION NO. 76707
EXPIRATION: 9/30/2025
211 N LOOP 1604 E, SUITE 205
SAN ANTONIO, TEXAS 78232
ETHAN.OELKE@WESTWOODPS.COM



LINE TABLE			LINE TABLE		
LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L1	N44°40'55"E	35.46'	L7	N0°08'15"W	20.00'
L2	S45°17'37"E	28.19'	L8	N0°28'52"W	30.00'
L3	S0°01'51"W	63.65'	L9	S0°28'52"E	35.00'
L4	S2°04'41"W	39.55'	L10	N0°28'52"W	35.00'
L5	S83°26'40"W	23.27'	L11	S0°28'52"E	42.00'
L6	N60°39'15"E	61.45'	L12	N0°28'52"W	42.00'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	25.00'	9.13'	20°55'33"	N10°36'56"W	9.08
C2	66.00'	57.03'	49°39'24"	N03°40'36"E	55.27



SHEET NUMBER: **2** OF **2**
 DATE: 08/17/2023
 SCALE: 1" = 50'
 WESTWOOD PROFESSIONAL SERVICES, INC.
 4000 East Greenway Parkway, Suite 100
 Phoenix, AZ 85044
 Phone: (480) 747-0551
 Fax: (480) 747-0552
 Email: info@westwoodaz.com

EARNHARDT GENESIS
 RE-PLAT
 CHANDLER, ARIZONA

C.O.C. LOG NO. PLT23-0016