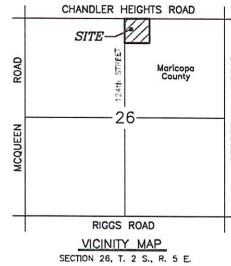


A FINAL PLAT OF HAZELWOOD

A PORTION OF THE NE QUARTER OF SECTION 26, T. 2 S., R. 5 E.
OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

NOTES

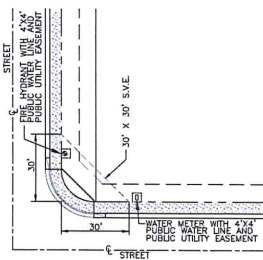
1. VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (NATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 6' ABOVE THE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.
2. ALL TRACTS THAT WILL NOT BE CONVEYED 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.
3. ALL PROPERTY, AMENITIES AND FACILITIES PROPOSED TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION ARE HEREWIT PLATTED AS COMMON PROPERTY WITH AN UNDIVIDED INTEREST OWNED IN COMMON BY EACH LOT OWNER
4. THESE PRIVATE STREETS WILL REMAIN PRIVATE AND WILL NEVER CONVERT TO PUBLIC OWNERSHIP
5. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
6. NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPROVE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
7. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
8. THIS SUBDIVISION IS LOCATED WITHIN AN AREA CERTIFIED AS HAVING AN ASSURED WATER SUPPLY.
9. ALL LOT, PARCEL AND TRACT MONUMENTATION TO BE SET AT COMPLETION OF MASS GRADING.
10. 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



VICINITY MAP
SECTION 26, T. 2 S., R. 5 E.
SHEET 1 COVER SHEET
SHEET 2 PLAN SHEET

LEGEND

- INDICATES A CORNER OF THIS SUBDIVISION AND SUBDIVISION BOUNDARY. SET M.A.G. STANDARD DETAIL 120-1
- INDICATES A POINT OF CONTROL SET BRASS CAP (FLUSH). PER M.A.G. DET. 120-1-B.
- INDICATES SECTION/QUARTER CORNER
- P.U.E. INDICATES PUBLIC UTILITY EASEMENT
- S.V.E. INDICATES SIGHT VISIBILITY EASEMENT
- V.N.A.E. INDICATES VEHICULAR NON-ACCESS EASEMENT
- W.E. INDICATES WATER EASEMENT
- S.E. INDICATES SEWER EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- E.V.A.E. INDICATES EMERGENCY VEHICLE ACCESS EASEMENT
- R.C.E. INDICATES REFUSE COLLECTION EASEMENT
- S.W.E. INDICATES SIDEWALK EASEMENT
- R/WCD INDICATES ROOSEVELT WATER CONSERVATION DISTRICT
- R/W INDICATES RIGHT-OF-WAY
- W.M.S.L.E. INDICATES WATER METER, SIDEWALK AND STREET LIGHT EASEMENT
- INDICATES A PROPERTY LINE
- 1/2" BAR AT ALL PROPERTY CORNERS TO BE SET AT COMPLETION OF MASS GRADING



TYPICAL SIGHT VISIBILITY TRIANGLE

SITE DATA

ZONING: PLANNED AREA DEVELOPMENT (PAD)
OF LOTS: 22
GROSS AREA: 10,0849 AC.
NET AREA: 8,6784 AC.
MINIMUM LOT AREA: 9,291 S.F.
MAXIMUM LOT AREA: 11,077 S.F.
AVERAGE LOT AREA: 9,816 S.F.

BENCH MARK (CMCN# 35B)

SECTION 23, T2S, R5E, 3" CITY OF CHANDLER BRASS CAP IN CONCRETE, FLUSH, AT THE INTERSECTION OF LYNX PLACE AND 30th LANE, 1100' NORTH OF CHANDLER HEIGHTS ROAD, 250' WEST OF COOPER ROAD AND 80' SOUTH OF BLUE RIDGE WAY, (NORTHING, 813789.424, EASTING, 733531.105) NAVD 88 ELEVATION 1242.00

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 26, T.2S., R.5E., USING A BEARING OF NORTH 88°51'34" EAST PER R.O.S. RECORDED IN BOOK 1415 OF MAPS, PAGE 19 M.C.R.

TRACT TABLE		
TRACT	AREA	USE
"A"	74,341 SF. 1.7066 AC.	PRIVATE STREET, PUBLIC WATER & SEWER EASEMENT, UTILITIES, UTILITY EASEMENT, INGRESS AND EGRESS DRAINAGE, EMERGENCY VEHICLE ACCESS, PEDESTRIAN ACCESS AND VEHICULAR ACCESS EASEMENT
"B"	72,548 SF. 1.6655 AC.	LANDSCAPING, PEDESTRIAN ACCESS, P.U.E., SIDEWALK, RETENTION AND OPEN SPACE
"C"	12,428 SF. 0.2853 AC.	LANDSCAPING, PEDESTRIAN ACCESS, P.U.E., SIDEWALK AND RETENTION
"D"	4,850 SF. 0.1113 AC.	LANDSCAPING, PEDESTRIAN ACCESS, P.U.E. AND SIDEWALK
TOTAL	164,167 SF. 3.7687 AC.	

LEGAL DESCRIPTION

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND BRASS CAP IN HAND HOLE MARKING THE NORTH QUARTER CORNER OF SAID SECTION 26, FROM WHICH FOUND BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 26 BEARS NORTH 88 DEGREES 51 MINUTES 34 SECONDS EAST (BASIS OF BEARING) A DISTANCE OF 2856.86 FEET; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 26 AND THE MONUMENT LINE OF E. CHANDLER HEIGHTS ROAD, NORTH 88 DEGREES 51 MINUTES 34 SECONDS EAST A DISTANCE OF 684.22 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26; THENCE SOUTH 88 DEGREES 52 MINUTES 00 SECONDS WEST A DISTANCE OF 664.00 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 26; THENCE SOUTH 88 DEGREES 52 MINUTES 00 SECONDS WEST A DISTANCE OF 664.00 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 26; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, NORTH 00 DEGREES 12 MINUTES 08 SECONDS WEST A DISTANCE OF 661.51 FEET TO THE POINT OF BEGINNING;

OWNER/DEVELOPER

KEYSTONE AT HAZELWOOD, LLC
7550 E. McDONALD DRIVE
SUITE G
SCOTTSDALE, ARIZONA 85250
PHONE: (480) 428-1001
CONTACT: JEFF KING
CONTACT: JKING@KEYSTONEHOMESAZ.COM

ENGINEER

CLOUSE ENGINEERING INC.
5010 SHEA BOULEVARD, SUITE 110
SCOTTSDALE, ARIZONA, 85254
PHONE: (602) 395-9300
FAX: (602) 395-9310
MR. JEFF GILES
jgiles@clouseeng.com

HOMEOWNERS ASSOCIATION RATIFICATION

BY THIS RATIFICATION, _____, DULY ELECTED _____ OF HAZELWOOD HOMEOWNERS ASSOCIATION, ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREIN.

ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA }

ON THIS, _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY

APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____, NOTARY PUBLIC

FEMA FLOOD ZONE MAPPING INFORMATION					
COMMUNITY NUMBER	PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM	BASE FLOOD ELEVATION (IN 40' ZONE, USE DEPTH)
04013	3/02 11/4/15	M	11/4/15	X	

DEDICATION

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

KEYSTONE AT HAZELWOOD, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "HAZELWOOD", SITUATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS FINAL PLAT AS AND FOR THE PLAT OF SAID "HAZELWOOD" EASEMENTS CONSTITUTING THE SAME AND THAT EACH LOT, TRACT, EASEMENT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID FINAL PLAT.

ALL PROPERTY, AMENITIES & FACILITIES PROPOSED TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION ARE HEREWIT PLATTED AS COMMON PROPERTY.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

TRACT "A" IS HEREBY DECLARED AS PRIVATE STREETS 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 APPLICABLE UTILITY AND SERVICE PROVIDERS 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 GRANTED TO THE CITY OF CHANDLER OVER TRACT "A".

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

TRACTS "B", "C", AND "D" ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON AREA FOR THE USE AND ENJOYMENT OF THE HOMEOWNERS ASSOCIATION, AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.

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

EMERGENCY VEHICULAR ACCESS EASEMENT ACROSS THE PROPERTY DEDICATE TO THE CITY OF CHANDLER.

IN WITNESS WHEREOF, KEYSTONE AT HAZELWOOD, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREAFTER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF RICHARD M. ENEM JR. THEREUNTO DULY AUTHORIZED.

THIS _____ DAY OF _____, 2023,
KEYSTONE AT HAZELWOOD, LLC,
A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER

BY: KHB MP, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
ITS: MANAGER

BY: RICHARD M. ENEM JR., MANAGER

ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA }

ON THIS, _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED RICHARD M. ENEM JR., WHO ACKNOWLEDGED HIMSELF TO BE MANAGER OF KHB MP, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, WHICH IS THE MANAGER OF KEYSTONE AT HAZELWOOD, LLC, AS OWNER, AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHERE: I HERETO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____, NOTARY PUBLIC

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

APPROVED BY: _____, TRANSPORTATION & DEVELOPMENT 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.

APPROVED BY: _____, CITY ENGINEER
DATE: _____

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

BY: _____, MAYOR
DATE: _____

ATTEST: _____, CITY CLERK
DATE: _____

CERTIFICATION

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

REGISTERED LAND SURVEYOR
ROBERT J. BLAKE
CLOUSE ENGINEERING INC.
5010 SHEA BOULEVARD, SUITE 110
SCOTTSDALE, ARIZONA, 85254
PHONE: (602) 395-9300



10-14-22
DATE



Clouse Engineering, Inc.
ENGINEERS & SURVEYORS
5010 E. Shea Blvd Suite 110 Scottsdale, AZ 85254
Tel 602-395-9300 Fax 602-395-9310

Rev: 05-10-23
Date: 05-03-22
210602
SH. 1
OF 2

C.O.C. LOG NO. PL122-0023

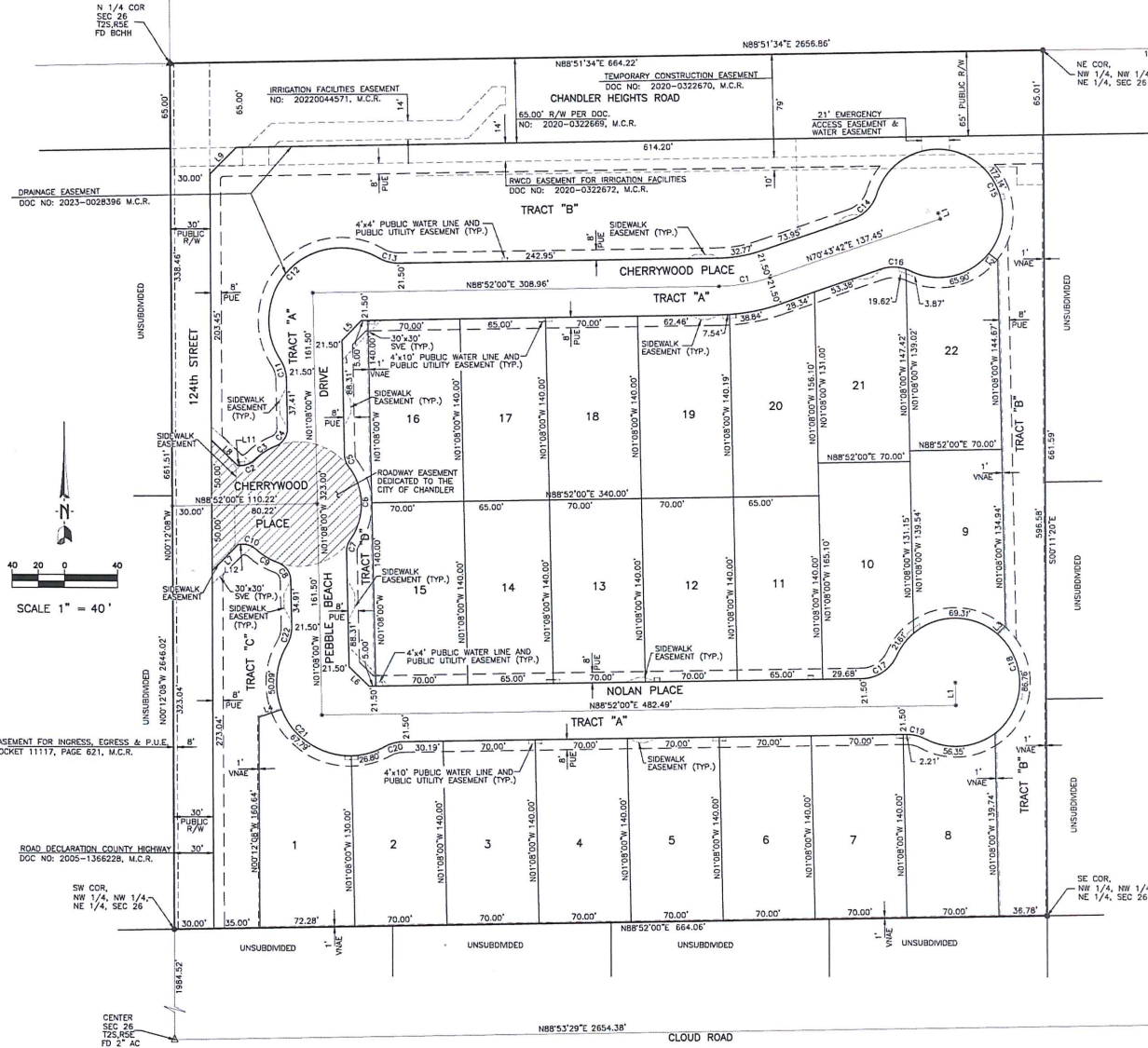
A FINAL PLAT OF HAZELWOOD

Clouse Engineering, Inc.
ENGINEERS & SURVEYORS
1010 E. 10th St., Suite 100
Des Moines, IA 50319
Tel: 515-281-3300 Fax: 515-281-3310

FINAL PLAT HAZELWOOD

CHANDLER

C.O.C. LOG NO. PL122-0023



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	39.57'	125.00'	018°08'18"
C2	11.19'	14.50'	044°12'38"
C3	19.54'	47.58'	023°31'52"
C4	17.54'	14.50'	069°19'24"
C5	9.17'	14.50'	036°13'31"
C6	60.16'	47.58'	072°27'01"
C7	9.17'	14.50'	036°13'31"
C8	17.54'	14.50'	069°19'24"
C9	19.54'	47.58'	023°31'52"
C10	11.19'	14.50'	044°12'38"
C11	16.43'	30.00'	031°22'21"
C12	147.96'	55.50'	152°44'42"
C13	16.43'	30.00'	031°22'21"
C14	28.01'	30.00'	053°29'31"
C15	238.05'	49.00'	278°20'58"
C16	23.49'	30.00'	044°51'28"
C17	33.78'	30.00'	064°30'30"
C18	234.03'	49.00'	273°39'30"
C19	15.26'	30.00'	029°08'30"
C20	14.66'	30.00'	027°59'23"
C21	144.68'	55.50'	149°21'44"
C22	16.43'	30.00'	031°22'21"

LINE TABLE		
LINE #	LENGTH	BEARING
L1	4.50'	N19°16'18"W
L2	17.50'	N01°08'00"W
L3	8.55'	N52°31'23"W
L4	8.75'	N45°20'18"E
L5	18.19'	N70°59'05"E
L6	21.21'	N43°52'00"E
L7	21.21'	N46°08'00"W
L8	28.51'	N44°19'56"E
L9	28.05'	N45°40'04"W
L10	28.51'	N44°19'43"E
L11	2.37'	N88°52'00"E
L12	3.34'	N88°52'00"E

LOT TABLE		
LOT	SQ. FT.	ACRES
1	10,358 S.F.	0.2378 AC.
2	9,582 S.F.	0.2200 AC.
3	9,800 S.F.	0.2250 AC.
4	9,800 S.F.	0.2250 AC.
5	9,800 S.F.	0.2250 AC.
6	9,800 S.F.	0.2250 AC.
7	9,800 S.F.	0.2250 AC.
8	9,389 S.F.	0.2155 AC.
9	9,291 S.F.	0.2133 AC.
10	11,077 S.F.	0.2542 AC.
11	9,800 S.F.	0.2250 AC.
12	9,800 S.F.	0.2250 AC.
13	9,800 S.F.	0.2250 AC.
14	9,800 S.F.	0.2250 AC.
15	9,800 S.F.	0.2250 AC.
16	9,800 S.F.	0.2250 AC.
17	9,800 S.F.	0.2250 AC.
18	9,800 S.F.	0.2250 AC.
19	9,800 S.F.	0.2250 AC.
20	9,522 S.F.	0.2186 AC.
21	9,914 S.F.	0.2276 AC.
22	9,623 S.F.	0.2209 AC.

Date
05-03-2022
As-Built
Job No.
210602

2 OF 2