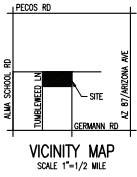


TUMBLEWEED ESTATES
A PRELIMINARY PLAT MAP OF ASSESSOR'S PARCEL 303-27-009U
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 04, TOWNSHIP 02 SOUTH, RANGE 05 EAST, OF THE GILA
AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



PROJECT DESCRIPTION

A PROPOSED SUBDIVISION ALONG TUMBLEWEED LANE IN CHANDLER, AZ.

PROJECT DATA

ASSESSOR'S PARCEL NUMBER: 303-27-009U
ZONING: AG-1

LEGAL DESCRIPTION PARENT PARCEL 303-27-009U

PARCEL NO. 1

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN;

PARCEL NO. 2

AN UNDIVIDED 2/16TH INTEREST IN AND TO A WELL SITE DESCRIBED AS FOLLOWS: THE EAST 50 FEET OF THE NORTH 50 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN;

PARCEL NO. 3

EASEMENT FOR DOMESTIC WATER LINE OVER AND ACROSS THE SOUTH 7 FEET OF THE EAST 350 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4.

BASIS OF BEARING

NORTH 075°54' WEST ALONG THE NORTH-SOUTH MID-SECTION LINE OF SECTION 04 AS MEASURED BETWEEN MONUMENTS SHOWN HEREON AND DESCRIBED UNDER MONUMENT NOTES; ALSO SHOWN ON THE FINAL PLAT FOR GCACS SURVEY FOR T2S, R5E (R9).

BENCHMARK

CITY OF CHANDLER VERTICAL CONTROL POINT "30A" - SECTION 5, T2S, R5E, 3-INCH BRASS CAP IN CONCRETE, 200 FT NORTH OF INTERSECTION OF GERMAN RD AND ALMA SCHOOL RD; 3 FT WEST OF BACK OF SIDEWALK AT WEST OF ALMA SCHOOL RD. (NORTHING: 828448.304, EASTING: 717765.451)
NAD83 ELEVATION: 1209.15 (ft10)

SECONDARY BENCHMARK

F REBAR/CAP (LS 25090) FOUND AT NORTHWEST CORNER OF PARENT PARCEL.
NAD83 ELEVATION: 1211.36

CITY OF CHANDLER PRELIMINARY PLAT NOTES

- THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
- THE IMPROVEMENTS SHOWN ON THE SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.

LOT AREAS

LOT NO.	GROSS AREA (INCLUDES MUSKET PLACE EASEMENT AND TUMBLEWEED LANE)	NET AREA (EXCLUDES MUSKET PLACE EASEMENT)
LOT 1	1.005 AC	0.845 AC
LOT 2	1.005 AC	0.889 AC
LOT 3	1.005 AC	0.844 AC
LOT 4	1.005 AC	0.889 AC
LOT 5	1.000 AC	0.989 AC

TOTAL GROSS AREA: 5.023 AC

TOTAL NET AREA: 4.456 AC (EXCLUDES TUMBLEWEED LANE AND MUSKET PLACE EASEMENT)

BOUNDARY CLOSURE CALCULATION SUMMARY

LOT NO.	ERROR NORTH	ERROR EAST	CLOSURE ERROR
LOT 1	-0.00400	0.00001	0.00040
LOT 2	-0.00029	-0.00001	0.00030
LOT 3	-0.00042	-0.00008	0.00040
LOT 4	-0.00030	-0.00010	0.00030
LOT 5	-0.00045	0.00006	0.00050

OWNER

TUMBLEWEED PARTNERS, LLC
12430 E. VALLEJO ST
CHANDLER, AZ 85249
TEL: (602) 690-0175
EMAIL: BRADWIESENHOFER@GMAIL.COM

CIVIL ENGINEER

THOMAS GAIL HAWS
NPS MARICOPA INC
859 NORTH LAFAYETTE,
MESA, AZ 85201
TEL: (480) 201-5476
EMAIL: NPSMARICOPA@GMAIL.COM

SURVEYOR

TIMOTHY J. EVANS, PLS
EVANS PROFESSIONAL LAND SURVEY
2185 S BAWING ST
GILBERT, AZ 85295
EMAIL: TIM.EVANS@EVANS-PRO.COM

LEGEND

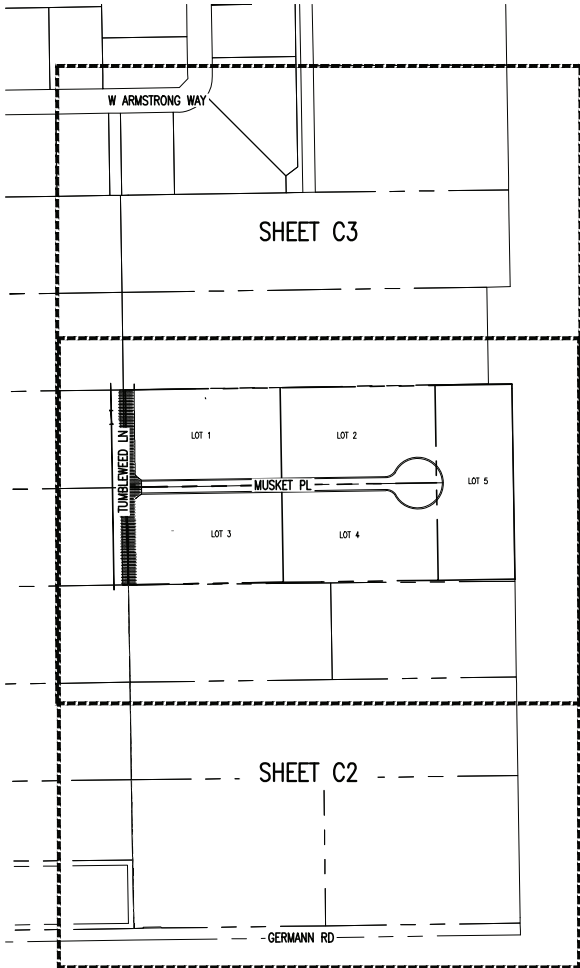
---	ADJACENT LOT LINE
---	PROPERTY LINE
---	EASEMENT LINE
-1211-	PROPOSED GROUND CONTOUR EXISTING
-1211-	GROUND CONTOUR
W	DRAINAGE FLOW ARROW
W	EXISTING WATER LINE
W	PROPOSED WATER LINE
S	EXISTING SEWER LINE
S	PROPOSED SEWER LINE
⊗	EXISTING IRRIGATION VALVE
⊗	EXISTING WATER VALVE
⊗	PROPOSED SEWER MANHOLE
⊗	EXISTING IRRIGATION LINE
⊗	PROPOSED IRRIGATION LINE
---	EXISTING DIRT ROAD
---	PROPOSED PAVING ALONG TUMBLEWEED LANE (SEE NOTE 19)
CO	SEWER CLEANOUT

ABBREVIATIONS

APN	ASSESSOR PARCEL NUMBER
AC	ACRE
C	CONCRETE
CMU	CONCRETE MASONRY UNIT
COC	CITY OF CHANDLER
CY	CUBIC YARD
DTL	DETAIL
EG	EXISTING GRADE
EWMT	EASEMENT
FH	FIRE HYDRANT
FL	FLOWLINE
GCACS	GEODETIC CONTROL AND CADASTRAL SURVEY
HME	HEADWATER ELEVATION
IRRG	IRRIGATION
LF	LINEAR FEET
MAC	MARICOPA ASSOCIATION OF GOVERNMENTS
NAD83	NORTH AMERICAN VERTICAL DATUM OF 1983
P	PAVEMENT
PUE	PUBLIC UTILITY EASEMENT
PL	PROPERTY LINE
SF	SQUARE FEET
STD	STANDARD

SHEET INDEX

C1	COVER SHEET
C2	PRELIMINARY PLAT
C3	PRELIMINARY PLAT



SHEET INDEX MAP
SCALE 1"=100'

REVISIONS

NPS MARICOPA INC.
AN ARIZONA NONPROFIT CORPORATION
859 N LAFAYETTE
MESA, ARIZONA 85201
(480) 201-5476
TOMHAWK@GMAIL.COM

COVER SHEET
TUMBLEWEED ESTATES
CHANDLER, AZ

PROJECT:

811
Know what's below.
Call before you dig.

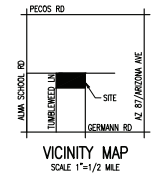
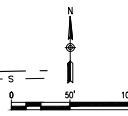
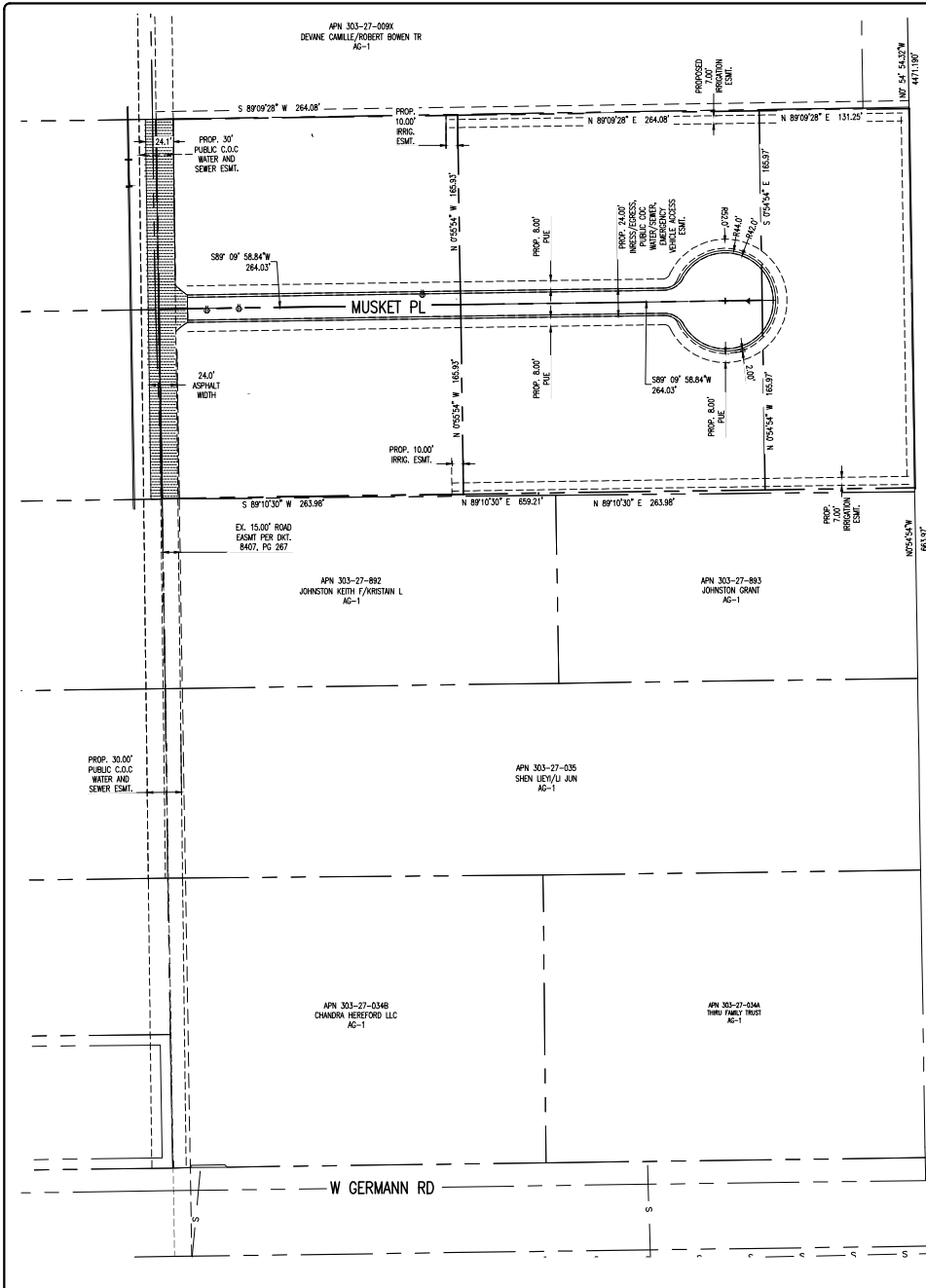


JOB NO.
M23089

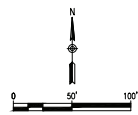
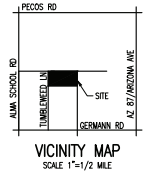
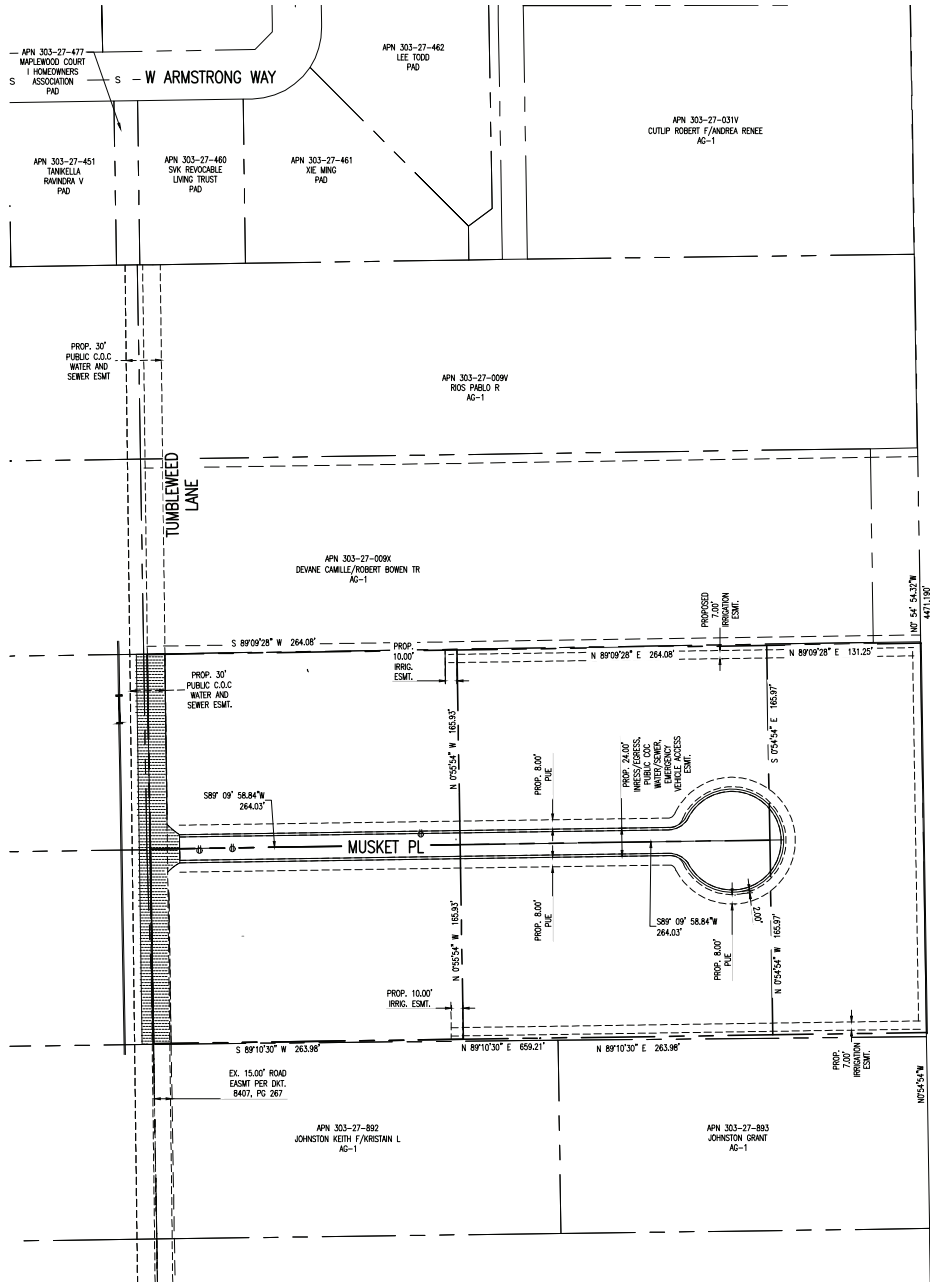
DRAWN BY: JPB

SHEET NO.

C1
C.O.D. No
PLT23-0023



 Know what's below. Call before you dig.		PROJECT: TUMBLEWEED ESTATES CHANDLER, AZ		PRELIMINARY PLAT		NPS MARICOPA INC. AN ARIZONA NONPROFIT CORPORATION 800 N. LARINETTE MESA, ARIZONA 85201 (480) 201-5476 TON@NPSI.COM		REVISIONS	
DATE: 01/20/2015		DRAWN BY: JPB		JOB NO. M23089		SHEET NO. C2		C.O.C. Log No PL123-0023	



RECORDED

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MIDLAND, ARIZONA 86001
(480) 201-5478
TONHAWG@GMAIL.COM

PRELIMINARY PLAT
TUMBLEWEED ESTATES
CHANDLER, AZ

PROJECT:



JOB NO.
M23089
DRAWN BY: JPB

SHEET NO.
C3
C.O.C. S.S. No.
PLT23-0003