

FINAL PLAT  
OF

CHANDLER CROSSING UNIT 2

A SUBDIVISION OF A PART OF SECTION 28  
TOWNSHIP 1 SOUTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA

RATIFICATION  
AND CONSENT

BY THIS RATIFICATION Henry C. Elliott, Jr., duly elected  
President of CHANDLER CROSSING HOMEOWNERS  
ASSOCIATION, ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED  
HEREIN.  
NAME Henry C. Elliott, Jr. DATE 10-5-94  
TITLE President

385-03

ACKNOWLEDGEMENT  
FOR RATIFICATION

STATE OF ARIZONA  
COUNTY OF MARICOPA

ON THIS THE 5th DAY OF October, 1994 BEFORE ME  
I, Henry C. Elliott, Jr., PERSONALLY APPEARED AND ACKNOWLEDGED  
THE CHANDLER CROSSING HOMEOWNERS ASSOCIATION AND ACKNOWLEDGED  
THAT HE, AS President, BEING DULY AUTHORIZED SO  
TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED  
HEREIN BY SIGNING IN THE NAME OF THE CHANDLER CROSSING HOMEOWNERS  
ASSOCIATION, AS OWNER, BY HIMSELF AS President.

IN WITNESS WHEREOF:  
I, HEREBY SET MY HAND  
AND OFFICIAL SEAL  
BY: Steven A. Hinkle MY COMMISSION EXPIRES May 5, 1995  
NOTARY PUBLIC DATE

NOTES

- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
- NO ENCROUSERS OF ANY KIND MAY BE CONSTRUCTED, OR ANY VEGETATION PLANTED, OR ANY OTHER OBSTRUCTION, OR ANY OTHER OBSTRUCTION WHICH WOULD IMPERE THE FLOW OF WATER THROUGH THE EASEMENTS.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- THIS SUBDIVISION IS LOCATED WITHIN AN AREA CERTIFIED AS HAVING AN ASSURED WATER SUPPLY.
- THIS SUBDIVISION IS SUBJECT TO BLANKET RIGHT OF WAY AND EASEMENT FOR A CANAL/PROTECTION STATION OVER THE W/2 NW/4 SEC. 28. (BOOKED 803, PAGE 53, W.L.C.N.)
- NO DEEP-ROOTED TREES OR SHRUBS ARE TO BE PLANTED, AND NO BUILDING, ROAD, EXCAVATION, CUTS, FILLS, GRADING, OBSTRUCTION, STRUCTURE OR UTILITIES ARE TO BE CONSTRUCTED WITHIN OR ACROSS THE RIGHT OF WAY OR EL PASO NATURAL GAS COMPANY, WITHOUT ITS WRITTEN CONSENT. ANY INQUIRIES AS TO THE LOCATION OF THE RIGHT OF WAY OR EL PASO NATURAL GAS COMPANY, TEXAS, 78078. ATTENTION: RIGHT OF WAY DEPARTMENT. APPROVED CONSTRUCTION WITHIN SAID RIGHT OF WAY WILL THEN BE IN ACCORDANCE WITH THE SPECIFICATIONS OF EL PASO NATURAL GAS COMPANY.

LEGEND

- BRASS CAP TO BE SET FULSH PER M.A.G. STD. DET. 120-1 TYPE "B" UPON COMPLETION OF PAVING IMPROVEMENTS.
- CORNER OF THIS SUBDIVISION SET 1/2" REAR UNLESS OTHERWISE INDICATED.
- SECTION CORNER
- CURVE TABLE NUMBER
- LINE TABLE NUMBER
- B.S.L. BUILDING SETBACK LINE
- ROW RIGHT-OF-WAY
- V.A.K.E. VEHICULAR NON-ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING
- ALL INDIVIDUAL LOT PROPERTY CORNERS SHALL BE SET WITH 1/2" REAR AT COMPLETION OF BRASS CAPPING.
- V.E. VISIBILITY RESTRICTION EASEMENT (SEE DETAIL THIS SHEET)

AREAS

GROSS	46.11 ACRES
TRACT A	1.68 ACRES
TRACT B	1.15 ACRES
TRACT C	2.33 ACRES

DEDICATION

STATE OF ARIZONA  
COUNTY OF MARICOPA } SS  
KNOW ALL MEN BY THESE PRESENTS:

THAT ELLIOTT HOMES INC., AN ARIZONA CORPORATION, AS OWNER, OF A PART OF SECTION 28 TOWNSHIP 1 SOUTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PART OF SAID CHANDLER CROSSING UNIT 2 DIMENSIONS OF THE LOT, STREET, TRACTS AND EASEMENTS CONTAINED THEREIN, AND THAT EACH LOT, STREET AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME OR LETTER IS GIVEN EACH RESPECTIVELY ON SAID PLAT.

ELLIOTT HOMES INC., AN ARIZONA CORPORATION, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH, THE STREETS, AN EASEMENT FOR LANDSCAPE, DRAINAGE, AND FOOTING ACCESS IS DEDICATED OVER TRACTS 'A', 'B', AND 'C'.  
THE MAINTENANCE OF THE LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THE ASSIGNED LOT/TRACT/PARCEL. TRACTS 'A', 'B', AND 'C' WILL BE MAINTAINED BY THE CHANDLER CROSSING HOMEOWNERS ASSOCIATION.

BY: Henry C. Elliott, Jr. PRESIDENT

ACKNOWLEDGEMENT

STATE OF ARIZONA  
COUNTY OF MARICOPA

ON THIS THE 5th DAY OF September, 1994, BEFORE ME, Henry C. Elliott, Jr., PERSONALLY APPEARED AND ACKNOWLEDGED HIMSELF TO BE AS OWNER OF SAID CHANDLER CROSSING UNIT 2, DIMENSIONS OF THE LOT, STREET, TRACTS AND EASEMENTS CONTAINED THEREIN, AND THAT EACH LOT, STREET AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME OR LETTER IS GIVEN EACH RESPECTIVELY ON SAID PLAT.

IN WITNESS WHEREOF:  
I, HEREBY SET MY HAND AND OFFICIAL SEAL  
BY: Steven A. Hinkle MY COMMISSION EXPIRES May 5, 1995

APPROVAL

BY ACCEPTANCE OF THIS PLAT, THE CITY OF CHANDLER AGREES TO THE WAIVANT OR ABANDONMENT OF THE EASEMENT DESCRIBED OR SHOWN HEREON, APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS

BY: Richard L. ... 1994  
DATE OF ...  
ATTEST: Wanda ... CITY CLERK

THIS IS TO CERTIFY THAT I, MY OFFICE, ALL LOTS SHOWN UPON THIS SUBDIVISION, CONFORM TO GOOD LAND PLANNING PRACTICES AND ARE SUITABLE FOR THE PURPOSES FOR WHICH THEY ARE SUBMITTED.

PLANNING DIRECTOR  
DATE 10/10/94  
CITY ENGINEER ... DATE 10/10/94

CERTIFICATION

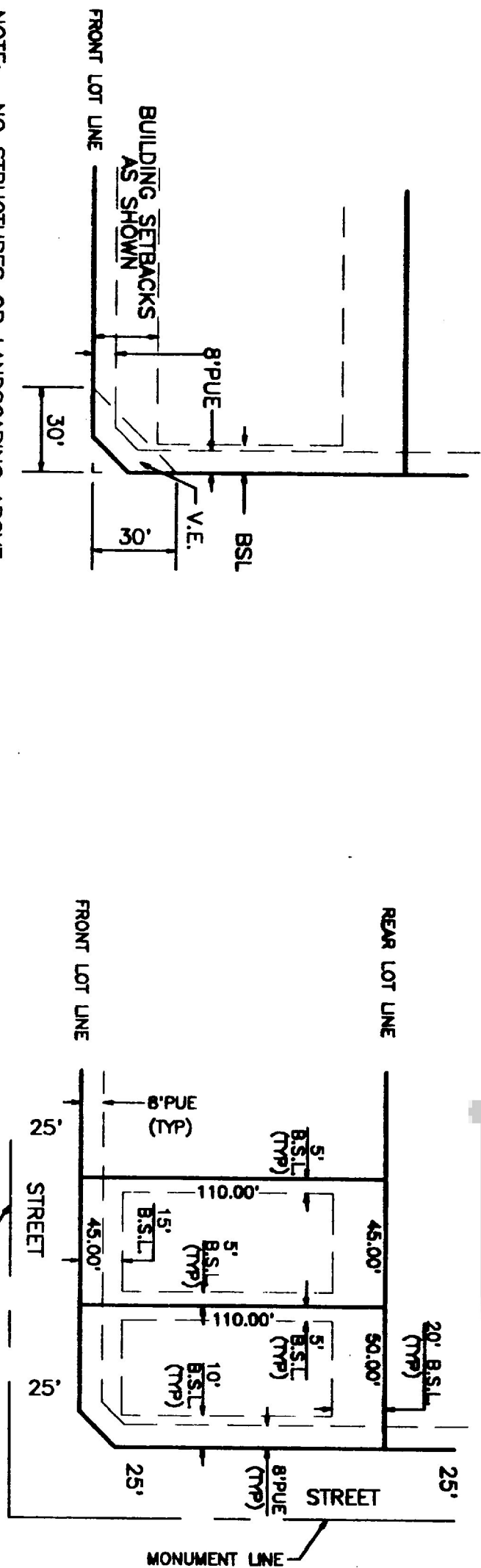
THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND SET THE CONDITIONS DESCRIBED HEREIN HAVE EITHER BEEN AND BELIEF.

BY: LARRY E. SULLIVAN  
REGISTERED LAND SURVEYOR  
REGISTRATION 27722  
ONE & VAN LOO CONSULTANTS, INC.

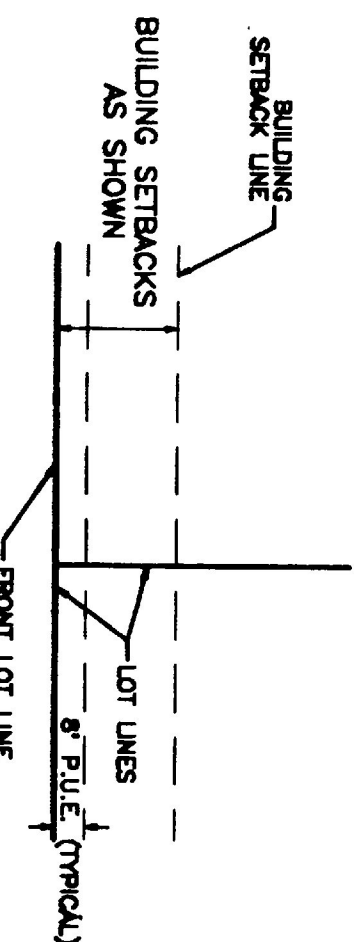


RESTRICTION EASEMENT  
NOT TO SCALE

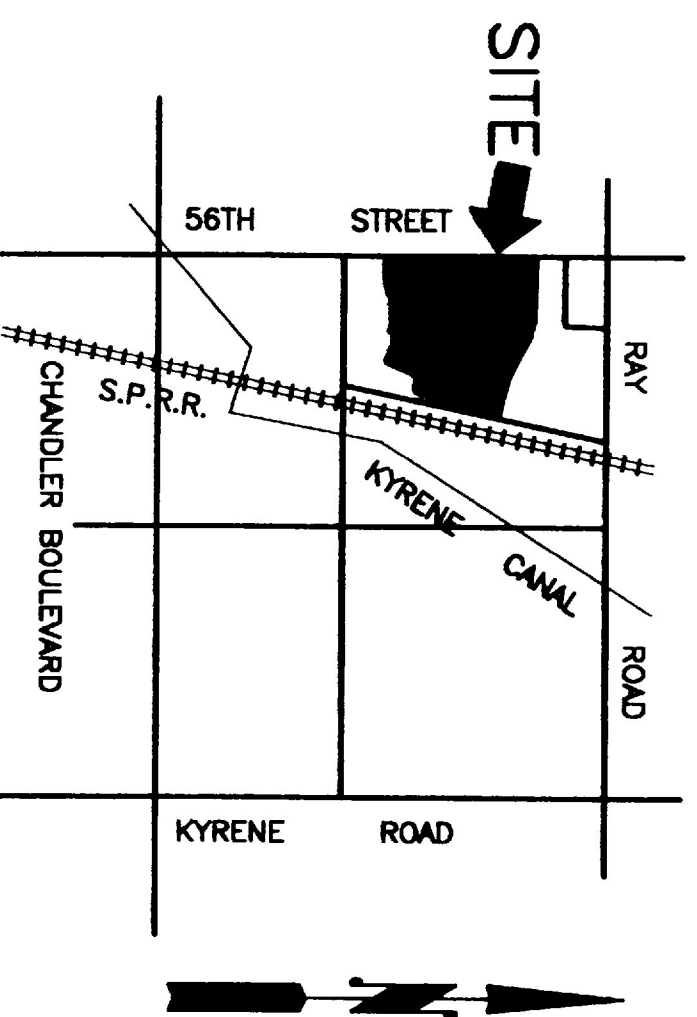
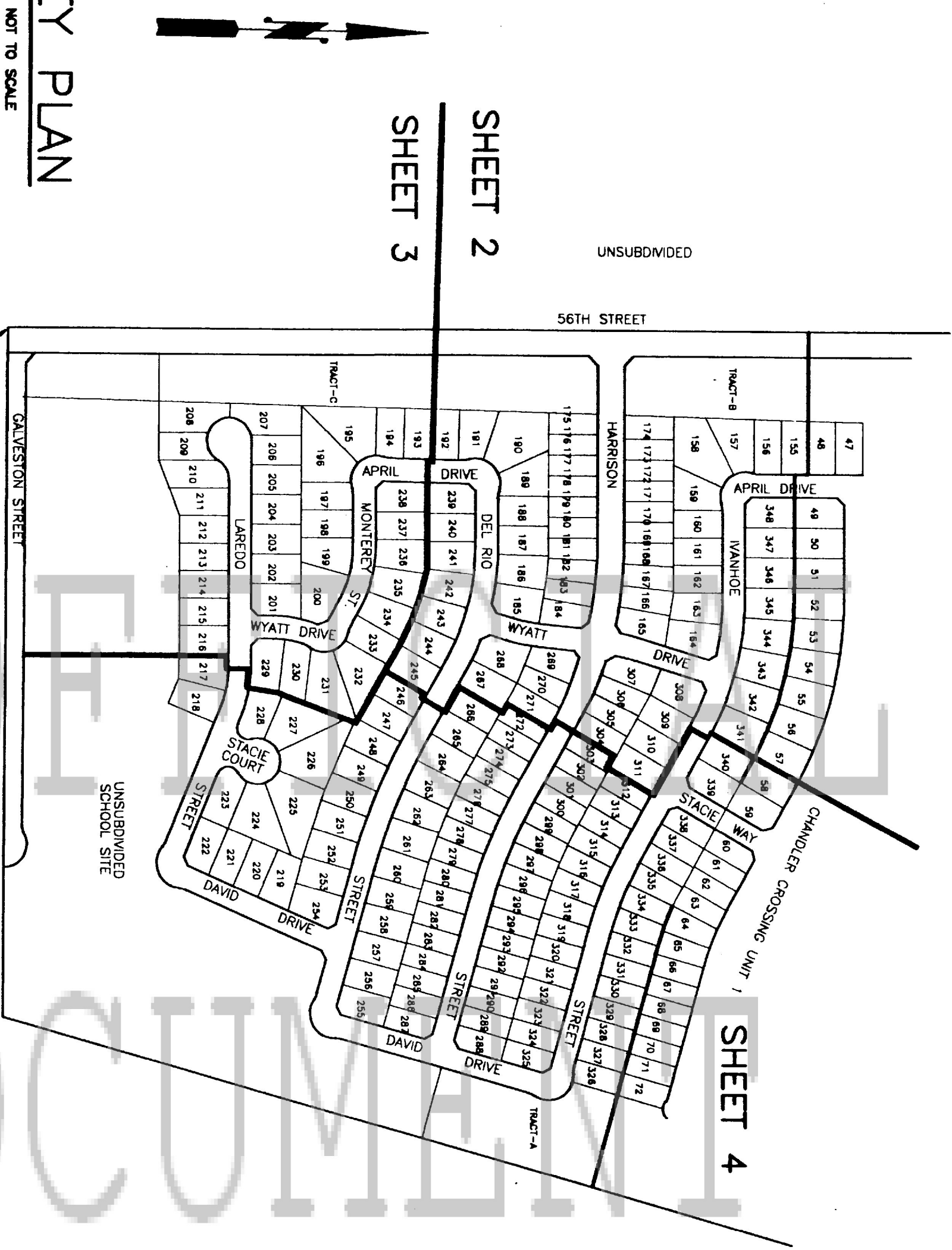
TYPICAL LOT SETBACKS  
NOT TO SCALE



TYPICAL PUBLIC UTILITIES  
EASEMENT DETAIL  
NOT TO SCALE



KEY PLAN  
NOT TO SCALE



VISIBILITY EASEMENT  
NOT TO SCALE

NOTE: NO STRUCTURES OR LANDSCAPING ABOVE 2' TO BE PLACED WITHIN THIS EASEMENT EXCEPT TREES WITH BRANCHES NOT LESS THAN 8' ABOVE THE GROUND. TREES SHALL NOT BE SPACED LESS THAN 8' APART.

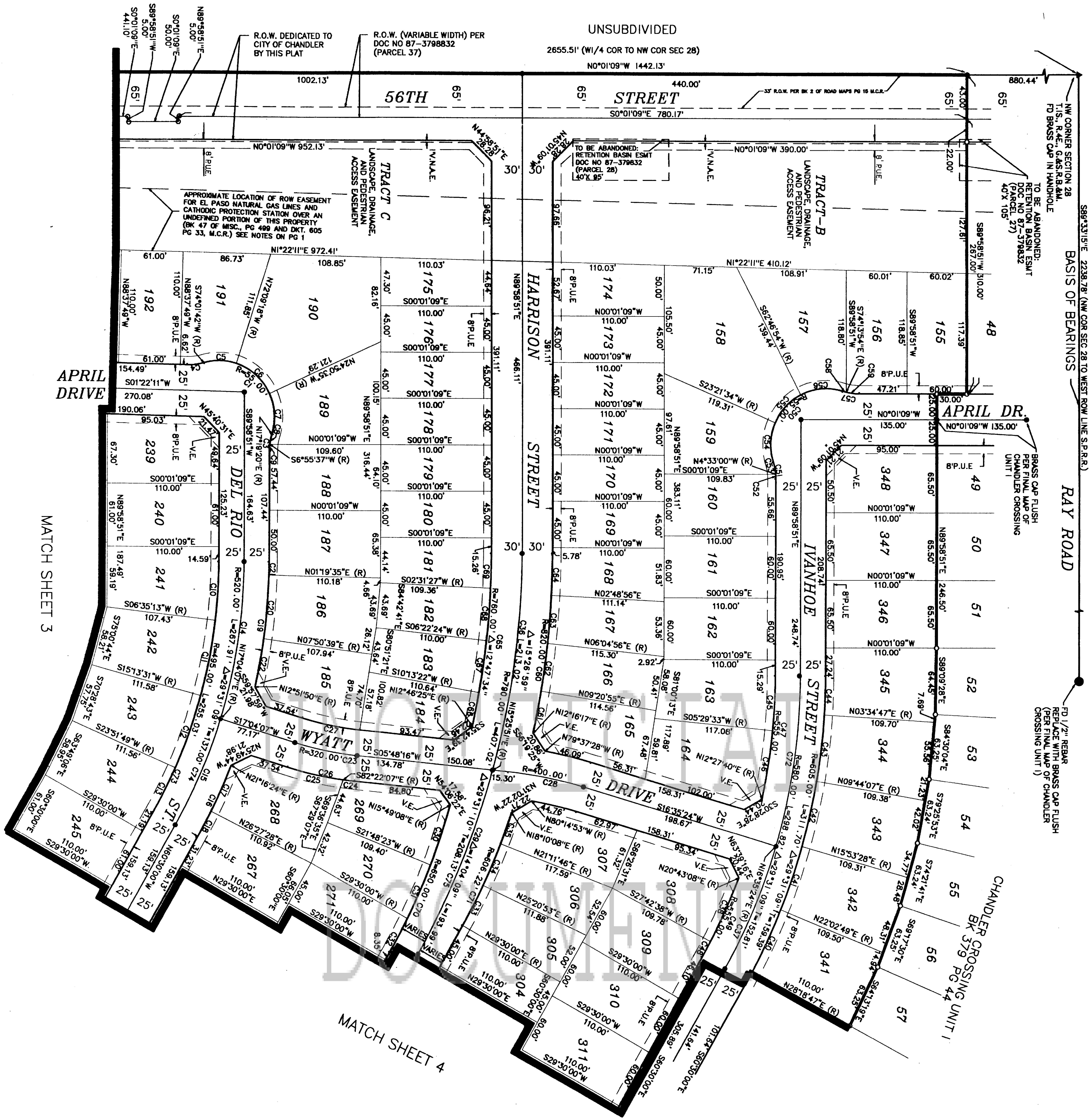
TYPICAL LOT BEARINGS  
NOT TO SCALE

FRONT --- 15'-20' SIDE --- 5' & 5'  
REAR --- 20' STREET SIDE --- 10'

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 28, HAVING A BEARING OF S89°33'15"E AS RECORDED ON THE FINAL PLAT OF "SIERRA TEMPE," BOOK 365 OF MAPS, PAGE 49, MARICOPA COUNTY RECORDS.





STATE OF ARIZONA) SS  
 County of Maricopa  
 I, Carl Van Loo,  
 County Recorder,  
 do hereby certify that the within  
 instrument was filed and recorded  
 at request of  
10-24-94 2386  
 In Book 385  
 on page 3  
 Witness my hand and official  
 seal the day and year aforesaid.  
Carl Van Loo  
 County Recorder  
 94-268  
 RECORDING NUMBER



**385-03**

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT
C1	123°17'38"	55.00'	118.35'	101.92'
C3	17°20'28"	55.00'	16.65'	8.39'
C4	17°20'28"	55.00'	16.65'	8.39'
C5	33°49'00"	55.00'	32.48'	16.72'
C6	47°18'43"	55.00'	45.42'	24.09'
C7	42°08'56"	55.00'	40.48'	21.20'
C8	10°23'43"	55.00'	9.98'	5.00'
C9	6°56'48"	55.00'	6.67'	3.34'
C10	6°56'22"	495.00'	57.07'	28.57'
C11	8°38'18"	495.00'	74.63'	37.39'
C12	8°38'18"	495.00'	74.63'	37.39'
C13	5°38'11"	495.00'	48.69'	24.37'
C14	17°05'16"	520.00'	155.08'	78.12'
C15	12°25'53"	520.00'	112.82'	56.63'
C16	8°13'36"	545.00'	78.25'	39.19'
C17	5°11'04"	545.00'	49.31'	24.67'
C18	3°02'32"	545.00'	28.94'	14.47'
C19	12°52'59"	545.00'	122.54'	61.53'
C20	6°31'05"	545.00'	62.00'	31.03'
C21	1°20'43"	545.00'	12.80'	6.40'
C22	5°01'11"	545.00'	47.75'	23.89'
C23	1°15'51"	320.00'	62.91'	31.66'
C24	1°49'37"	345.00'	11.00'	5.50'
C25	9°28'14"	345.00'	56.63'	28.48'
C26	11°15'51"	345.00'	67.63'	34.02'
C27	11°15'51"	285.00'	58.00'	29.09'
C28	10°47'08"	400.00'	75.30'	37.76'
C29	14°04'08"	780.00'	193.99'	97.48'
C30	5°25'42"	650.00'	61.58'	30.81'
C31	5°01'12"	650.00'	56.95'	28.49'
C32	3°58'06"	650.00'	45.02'	22.52'
C33	4°08'07"	606.22'	43.93'	21.97'
C34	4°08'07"	606.22'	43.93'	21.97'
C35	3°01'38"	606.22'	32.03'	16.02'
C36	15°26'58"	780.00'	210.02'	107.16'
C37	12°54'36"	580.00'	130.69'	65.62'
C38	6°59'28"	585.00'	67.72'	33.90'
C39	1°11'31"	605.00'	12.53'	6.27'
C40	6°15'58"	605.00'	66.17'	33.12'
C41	6°09'21"	605.00'	65.00'	32.53'
C42	6°08'21"	605.00'	65.00'	32.53'
C43	6°08'21"	605.00'	65.00'	32.53'
C44	3°35'55"	605.00'	38.00'	19.01'
C45	5°30'42"	555.00'	53.39'	26.72'
C46	6°58'07"	555.00'	67.80'	33.79'
C47	12°28'49"	555.00'	120.89'	60.69'
C48	14°47'22"	555.00'	173.33'	86.71'
C49	8°46'52"	555.00'	85.08'	42.61'
C50	12°40'58"	55.00'	119.69'	104.94'
C51	17°20'28"	55.00'	16.65'	8.39'
C52	4°31'51"	55.00'	4.35'	2.18'
C53	12°48'38"	55.00'	12.30'	6.17'
C54	40°43'12"	55.00'	39.09'	20.41'
C55	39°25'20"	55.00'	37.84'	19.70'
C56	44°32'27"	55.00'	42.78'	22.52'
C57	17°20'28"	55.00'	16.65'	8.39'
C58	3°53'51"	55.00'	3.74'	1.87'
C59	13°26'38"	55.00'	12.91'	6.48'
C60	12°17'26"	820.00'	175.90'	88.29'
C61	2°55'22"	820.00'	41.83'	20.92'
C62	3°16'00"	820.00'	46.75'	23.38'
C63	3°16'00"	820.00'	46.75'	23.38'
C64	2°50'05"	820.00'	40.57'	20.29'
C65	12°47'34"	760.00'	169.69'	85.20'
C66	2°13'03"	760.00'	33.84'	16.92'
C67	3°50'58"	760.00'	51.06'	25.54'
C68	2°32'35"	760.00'	33.73'	16.87'
C70	11°45'52"	606.22'	155.21'	77.97'
C71	13°19'52"	606.22'	119.89'	60.14'
C72	16°36'53"	580.00'	168.13'	84.66'
C73	29°31'09"	495.00'	255.03'	130.41'
C74	29°31'09"	520.00'	267.91'	137.00'
C75	29°31'09"	790.00'	407.02'	208.13'



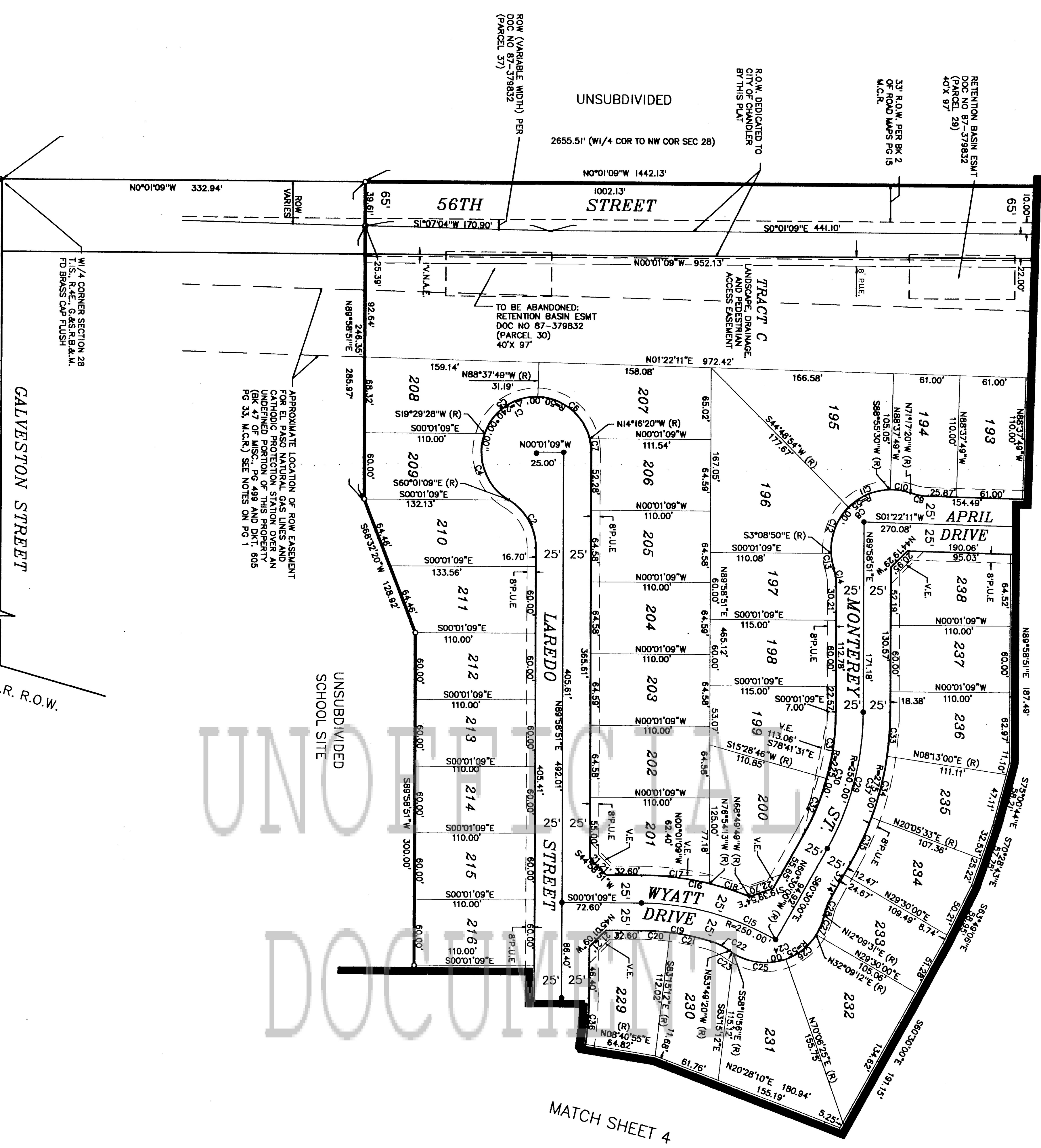
COE & VAN LOO  
 CONSULTANTS, INC.  
 4550 N. 12TH STREET  
 PHOENIX, ARIZONA  
 (602) 264-6831



MATCH SHEET 2

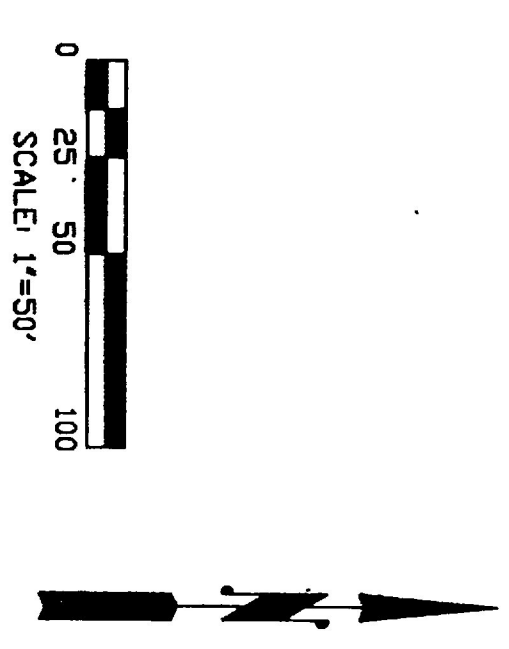
MATCH SHEET 4

385-03



STATE OF ARIZONA } SS  
 County of Maricopa }  
 I hereby certify that the within instrument was filed and recorded at request of  
Carla Van Loo  
024-94 2:58  
 In Book 385  
 on Page 3  
 Witness my hand and official seal the day and year aforesaid.  
 County Recorder  
94-2857  
 DEPUTY RECORDER  
 RECORDING NUMBER

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT
C1	240°00'00"	50.00'	209.44'	
C2	60°00'00"	50.00'	52.36'	28.87'
C4	78°30'37"	50.00'	69.39'	41.59'
C5	71°52'43"	50.00'	62.73'	36.25'
C6	74°21'29"	50.00'	64.89'	37.92'
C7	14°51'11"	50.00'	12.44'	6.25'
C8	126°04'18"	55.00'	121.02'	108.11'
C9	17°20'29"	55.00'	18.89'	8.39'
C10	19°47'11"	55.00'	18.89'	8.39'
C11	44°06'35"	55.00'	42.34'	22.28'
C12	47°57'44"	55.00'	46.04'	24.47'
C13	14°12'48"	55.00'	13.64'	6.86'
C14	17°20'29"	55.00'	16.65'	8.39'
C15	29°31'09"	250.00'	128.80'	65.86'
C16	21°11'20"	275.00'	101.70'	51.44'
C17	13°06'56"	273.00'	62.95'	31.61'
C18	8°04'24"	275.00'	38.75'	19.41'
C19	16°40'29"	225.00'	65.48'	32.97'
C20	6°45'57"	225.00'	26.57'	13.30'
C21	9°54'33"	225.00'	38.91'	19.51'
C22	19°31'19"	55.00'	18.74'	9.46'
C23	4°21'36"	55.00'	4.19'	2.09'
C24	14°01'09"	55.00'	108.45'	84.72'
C25	51°42'38"	55.00'	49.64'	26.65'
C26	37°57'14"	55.00'	38.43'	18.81'
C27	19°59'41"	55.00'	19.19'	9.70'
C28	17°20'29"	55.00'	16.65'	8.39'
C29	29°31'09"	250.00'	128.80'	65.86'
C30	29°31'09"	225.00'	115.92'	59.28'
C31	15°29'55"	225.00'	60.86'	30.62'
C32	14°01'14"	225.00'	55.06'	27.67'
C33	8°14'09"	225.00'	39.53'	19.80'
C34	11°52'33"	275.00'	57.00'	28.60'
C35	8°24'27"	275.00'	45.15'	22.63'
C36	8°42'04"	275.00'	41.76'	20.92'
C37	29°31'09"	275.00'	141.88'	72.45'



SHEET 3 OF 4

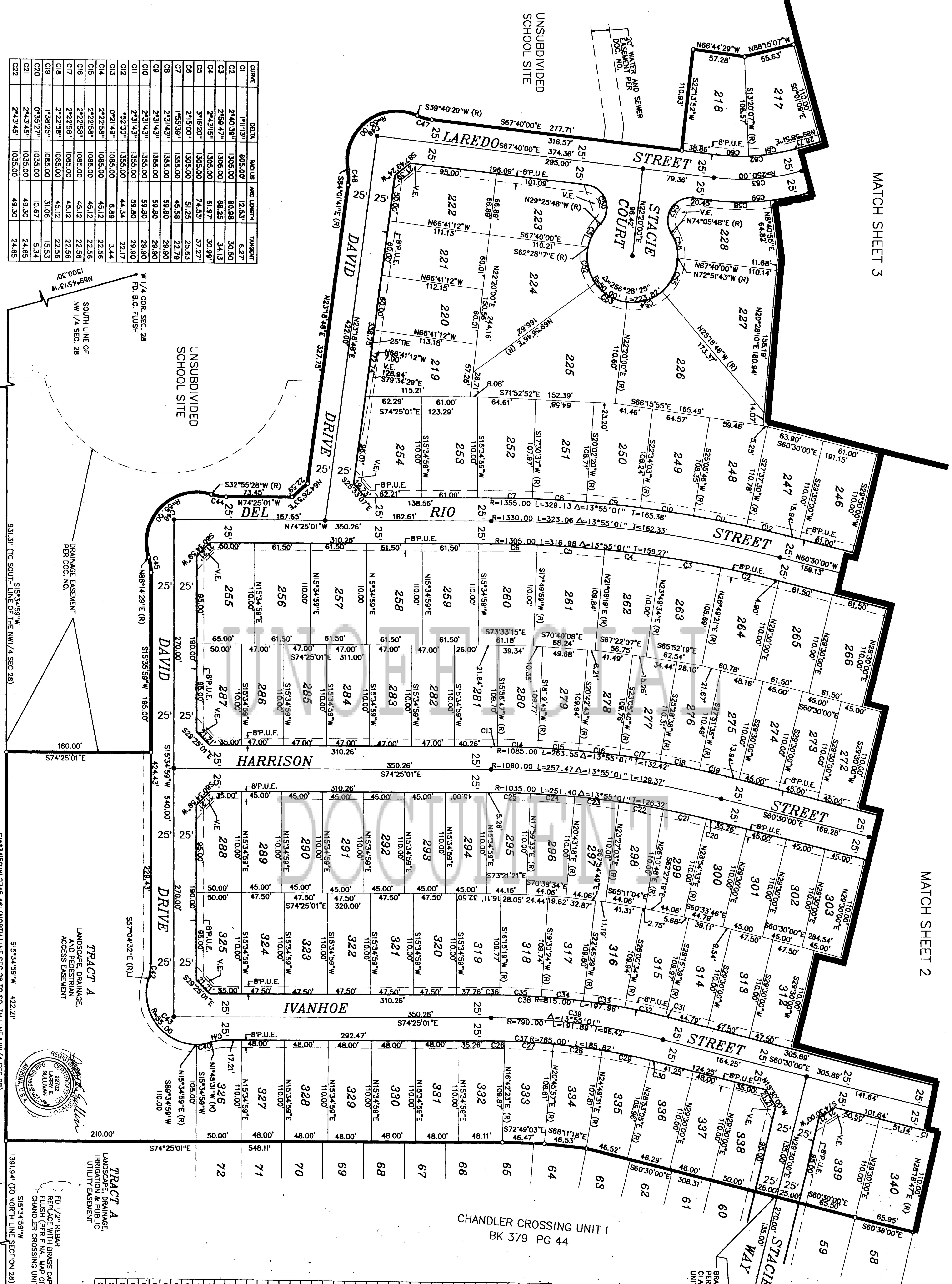
COE & VAN LOO  
 CONSULTANTS, INC.  
 4550 N. 12TH STREET  
 (602) 2864-8831

PHOENIX  
 ARIZONA



MATCH SHEET 3

MATCH SHEET 2



CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT
C1	111.13°	605.00'	12.53'	6.27'
C2	2°40'39"	1305.00'	60.88'	30.50'
C3	2°59'47"	1305.00'	68.28'	34.13'
C4	2°43'15"	1305.00'	61.97'	30.99'
C5	3°16'20"	1305.00'	74.53'	37.27'
C6	2°15'00"	1305.00'	51.25'	25.63'
C7	1°55'38"	1355.00'	45.98'	22.79'
C8	2°31'43"	1355.00'	59.80'	29.90'
C9	2°31'43"	1355.00'	59.80'	29.90'
C10	2°31'43"	1355.00'	59.80'	29.90'
C11	2°31'43"	1355.00'	59.80'	29.90'
C12	1°52'30"	1355.00'	44.34'	22.17'
C13	0°21'48"	1085.00'	6.89'	3.44'
C14	2°22'58"	1085.00'	45.12'	22.56'
C15	2°22'58"	1085.00'	45.12'	22.56'
C16	2°22'58"	1085.00'	45.12'	22.56'
C17	2°22'58"	1085.00'	45.12'	22.56'
C18	2°22'58"	1085.00'	45.12'	22.56'
C19	1°38'25"	1085.00'	31.06'	15.53'
C20	0°35'27"	1035.00'	10.87'	5.34'
C21	2°43'45"	1035.00'	49.30'	24.65'
C22	2°43'45"	1035.00'	49.30'	24.65'

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT
C23	2°43'45"	1035.00'	49.30'	24.65'
C24	2°43'45"	1035.00'	49.30'	24.65'
C25	2°24'35"	1035.00'	43.83'	21.77'
C26	1°07'25"	765.00'	15.00'	7.50'
C27	4°03'34"	765.00'	54.20'	27.11'
C28	4°03'34"	765.00'	54.20'	27.11'
C29	4°03'34"	765.00'	54.20'	27.11'
C30	0°36'55"	765.00'	8.22'	4.11'
C31	0°14'21"	815.00'	3.40'	1.70'
C32	3°15'05"	815.00'	46.25'	23.13'
C33	3°15'05"	815.00'	46.25'	23.13'
C34	3°15'05"	815.00'	46.25'	23.13'
C35	3°15'05"	815.00'	46.25'	23.13'
C36	0°40'20"	815.00'	9.56'	4.78'
C37	13°55'01"	765.00'	185.82'	93.37'
C38	13°55'01"	765.00'	185.82'	93.37'
C39	13°55'01"	765.00'	185.82'	93.37'
C40	17°20'29"	55.00'	16.65'	8.39'
C41	17°20'29"	55.00'	16.65'	8.39'
C42	17°20'29"	55.00'	16.65'	8.39'
C43	12°40'58"	55.00'	16.65'	8.39'
C44	17°20'29"	55.00'	16.65'	8.39'
C45	17°20'29"	55.00'	16.65'	8.39'
C46	12°40'58"	55.00'	16.65'	8.39'
C47	17°20'29"	55.00'	16.65'	8.39'
C48	17°20'29"	55.00'	16.65'	8.39'
C49	12°40'58"	55.00'	16.65'	8.39'
C50	12°40'58"	55.00'	16.65'	8.39'
C51	33°02'30"	50.00'	28.83'	14.83'
C52	47°34'57"	50.00'	41.52'	22.04'
C53	47°34'57"	50.00'	41.52'	22.04'
C54	47°34'57"	50.00'	41.52'	22.04'
C55	47°34'57"	50.00'	41.52'	22.04'
C56	33°02'30"	50.00'	28.83'	14.83'
C57	128°14'12"	25.00'	55.95'	51.53'
C58	13°38'05"	275.00'	65.52'	32.92'
C59	22°21'09"	275.00'	107.28'	54.33'
C60	8°58'53"	225.00'	35.34'	17.70'
C61	13°21'16"	225.00'	62.44'	28.34'
C62	22°21'09"	225.00'	87.78'	44.45'
C63	22°21'09"	225.00'	87.78'	44.45'

385-03

STATE OF ARIZONA  
 County of Maricopa

I hereby certify that the within plat was filed and recorded at request of  
Joe J. Van Loo  
 10-24-94 2382

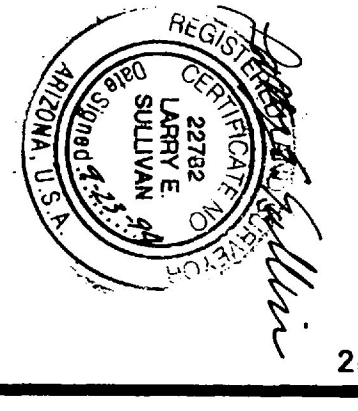
In Book 385  
 on page 3

By Joe J. Van Loo  
 94-2382  
 Recording Number

COE & VAN LOO  
 CONSULTANTS, INC.  
 4350 N. 12TH STREET  
 PHOENIX ARIZONA

SHEET 4 OF 4

C.V.L. JOB# 93-0048



TRACT A  
 LANDSCAPE, DRAINAGE,  
 AND PEDESTRIAN  
 ACCESS EASEMENT

TRACT A  
 LANDSCAPE, DRAINAGE,  
 IRRIGATION & PUBLIC  
 UTILITY EASEMENT

TRACT A  
 FD 1/2" REBAR  
 REPLACE WITH BRASS CAP  
 FLUSH (PER FINAL MAP OF  
 CHANDLER CROSSING UNIT 1)

CHANDLER CROSSING UNIT I  
 BK 379 PG 44

