

NOTES

- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
- NO STRUCTURES OF ANY KIND MAY BE CONSTRUCTED ON ANY VEGETATION PLANTED NOR BE ALLOWED TO GROW, WITHIN DRAINAGE EASEMENTS WHICH WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF CHANDLER WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL OUTDOOR LIGHTING WILL CONFORM WITH THE M.C.Z.O SECTION 23M.
- THE PARCEL IS CURRENTLY ZONED R1-6 M.U.D.
- A STORM DRAINAGE EASEMENT LOCATED IN THIS AREA HAS BEEN RECORDED UNDER SEPARATE DOCUMENTATION.

FINAL PLAT
OF

COOPER COMMONS PARCEL 1

A SUBDIVISION OF A PORTION OF THE NORTH HALF OF SECTION 36,
TOWNSHIP 2 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

RIGGS RANCH
BK. 303, PG. 55, M.C.R.

448-42
777 LEGAL, PUBLISHED BY
MARICOPA COUNTY REGISTER
NELLIE PHELPS-LEE
97-0600463
DRIVE/PLAT 02118

DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA
KNOW ALL MEN BY THESE PRESENTS
THAT COOPER COMMONS L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBMITTED UNDER THE NAME L.L.C. OF COOPER COMMONS PARCEL 1, A PORTION OF THE NORTH HALF OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "COOPER COMMONS PARCEL 1" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND DIMENSIONS OF THE LOTS, STREETS, TRACTS AND EASEMENTS CONSTITUTING SAID MAP AND THAT EACH LOT, STREET AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME OR LETTER THAT IS GIVEN EACH RESPECTIVELY ON SAID PLAT.
THAT COOPER COMMONS L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS, EASEMENTS AND TRACTS ARE PROVIDED FOR THE PURPOSES INDICATED.
THE MAINTENANCE OF THE LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE COOPER COMMONS HOMEOWNERS' ASSOCIATION OF THE ABUTTING LOT/TRACT/PARCEL OWNER.
TRACTS A, B, C & D ARE NOT DEDICATED TO THE GENERAL PUBLIC AND ARE PROVIDED TO THE COOPER COMMONS HOMEOWNERS' ASSOCIATION FOR THE USE AND ENJOYMENT OF THE COOPER COMMONS HOMEOWNERS' ASSOCIATION AND ARE TO BE DECEDED TO AND MAINTAINED BY THE COOPER COMMONS HOMEOWNERS' ASSOCIATION.

ASSURANCE STATEMENT

SATISFACTORY ASSURANCES TO GUARANTEE PAVEMENT, DRAINAGE, WATER AND SEWER SERVICES IN THIS SUBDIVISION IS PROVIDED BY WITHHOLDING FINAL UTILITY CLEARANCE. THIS WITHHOLDING OCCUPANCY TO ANY SWELLING UNTIL COMPLETION OFF-SITE IMPROVEMENTS. ELECTRIC SERVICE HAS BEEN ASSURED BY CHANDLER WATER SERVICE.

J. J. Robinson
DIRECTOR, DEPARTMENT OF PLANNING AND INFRASTRUCTURE DEVELOPMENT
6/23/97 DATE

SITE DATA:

ZONING	R1-R1MU(1)
GROSS AREA	74,244 AC.
MIN. LOT SIZE	55 K10'
AVERAGE LOT SIZE	8,574 SF.
YIELD	24.5 LOTS
DENSITY	3.54 DU/AC
ZONING CASE*	296-16
SUBDIVISION CASE*	596-21

TRACT AREAS

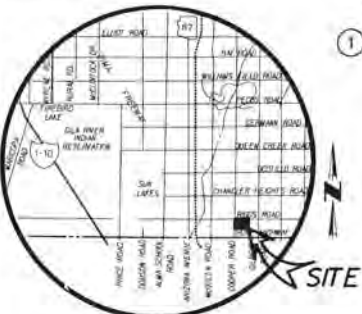
TRACT A	= 37.43 ACRES
TRACT B	= 0.473 ACRES
TRACT C	= 1.912 ACRES
TRACT D	= 0.152 ACRES
TOTAL	= 3.98 ACRES

LEGEND

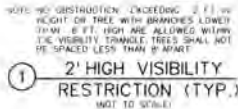
- INDICATES SECTION CORNER (HAND BRASS OR IN HANDHOLE UNLESS OTHERWISE NOTED).
- INDICATES CORNER OF THE SUBDIVISION FOUND BY IRON BAR UNLESS OTHERWISE NOTED.
- INDICATES CORNER OF THIS SUBDIVISION SET BY IRON BAR UNLESS OTHERWISE NOTED.
- INDICATES EXISTING BRASS CAP.
- INDICATES CORNER OF THIS SUBDIVISION - SET BY IRON BAR UPON COMPLETION OF JOB PER M.C. STANDARDS (20'-LITTLE "M" UNLESS OTHERWISE NOTED).
- INDICATES CENTER LINE ADVERTISEMENT - SET BRASS CAP FLOOR WITH CORNER OF SET BRASS PER M.C. STANDARDS (20'-LITTLE "M" UNLESS OTHERWISE NOTED).
- INDICATES CURVE NUMBER.
- INDICATES VEHICULAR NON-ACCESS EASEMENT.
- INDICATES BUILDING SETBACK LINE.
- INDICATES PUBLIC UTILITY EASEMENT.
- INDICATES VISIBILITY TRIANGLE CALLOUT.

BASIS OF BEARING

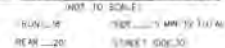
THE NORTH LINE OF THE NORTH WEST QUARTER OF SECTION 36, HAVING A BEARING OF N10°00'00"W.



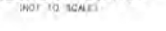
VICINITY MAP
(NOT TO SCALE)



TYPICAL LOT SETBACKS



TYPICAL PUBLIC UTILITY EASEMENT DETAIL

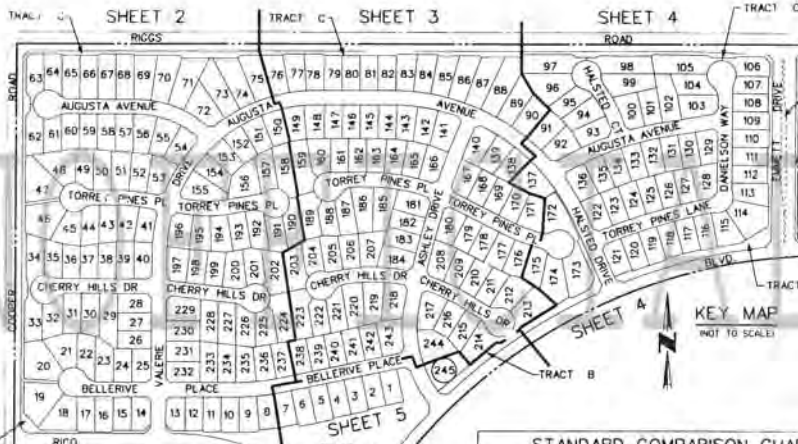


KEY LOT SIGHT DISTANCE EASEMENT

NO STRUCTURES OR LANDSCAPING ABOVE 2' FT IN HEIGHT ALLOWED IN CROSSHATCHED AREA EXCEPT TREES WITH BRANCHES NOT LESS THAN 6" ABOVE THE GROUND.

SIGHT DISTANCE EASEMENT

NO STRUCTURE EXCEEDING 2' FT IN HEIGHT ARE ALLOWED WITHIN CROSSHATCHED AREA.



STANDARD COMPARISON CHART

	PROPOSED R1-6 MU(1) STANDARDS	COUNTY R1-6 STANDARDS
BUILDING HEIGHT	30'	30'
FRONT YARD SETBACK	18'	20'
REAR YARD SETBACK	22'	25'
SIDE YARD SETBACKS		
MINIMUM	5'	5'
MAXIMUM	15'	10'
CORNER	10'	N/A
MINIMUM LOT WIDTH	55'	60'
MINIMUM LOT DEPTH	10'	N/A
MINIMUM LOT AREA	1,600 SQ. FT.	6,000 SQ. FT.
MAXIMUM LOT COVERAGE	4.0%	4.0%

BOARD OF SUPERVISORS

APPROVED BY THE BOARD OF SUPERVISORS OF MARICOPA COUNTY, ARIZONA ON THIS DAY OF June, 1997.
By: John Taylor ATTEST: John Taylor
CHAIRMAN OF THE BOARD CLERK OF BOARD

ACKNOWLEDGEMENT

STATE OF ARIZONA
COUNTY OF MARICOPA
I, THE FOREGOING INSTRUMENT ACKNOWLEDGED BEFORE ME ON THIS 30 DAY OF May, 1997, BY RICHARD WEST PRESIDENT OF THE RICHARD WEST COMPANY, AN ARIZONA LIMITED LIABILITY COMPANY THE MANAGER OF CAREFREE PARTNERS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY THE MANAGER/MEMBER OF COOPER COMMONS L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY FOR AND ON BEHALF THEREOF.

CERTIFICATIONS:

I, John Robinson, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS PLAT, CONSISTING OF (5) SHEETS CORRECTLY REPRESENTS THE FOUNDATION SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF MARCH 1, 1996, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS AND LOT CORNERS SHOWN ACTUALLY EXIST OR WILL BE PERMANENTLY SET AS SHOWN BY COMPLETION OF CONSTRUCTION AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENFORCE THE SURVEY TO BE RETRACTED.

COUNTY ASSESSOR

I, THE UNDERSIGNED, AS A DEPUTY COUNTY ASSESSOR, MARICOPA COUNTY, ARIZONA DO HEREBY CERTIFY THAT AS OF THIS DATE THE RECORDS OF THIS OFFICE REFLECT THAT THERE ARE NO TAX LIENS ON ANY OF THE PARCELS COMPRISING THE PLAT AS ASSessor's PARCEL NUMBERS 303-56-33-6, 7, 8, 9
DEPUTY COUNTY ASSESSOR John Robinson 6/23/97 DATE

COUNTY TREASURER

I, THE UNDERSIGNED, AS A DEPUTY COUNTY TREASURER, MARICOPA COUNTY, ARIZONA DO HEREBY CERTIFY THAT AS OF THIS DATE THE RECORDS OF THIS OFFICE REFLECT THAT THERE ARE NO TAX LIENS ON ANY OF THE PARCELS COMPRISING THE PLAT AS LISTED IN THE ASSESSOR'S CERTIFICATION WITH THE FOLLOWING EXCEPTIONS:
DEPUTY COUNTY TREASURER John Robinson 6/23/97 DATE

COUNTY ENGINEER

John Robinson
MARICOPA COUNTY TRANSPORTATION ENGINEER
1 DAY OF JULY, 1997

GROSS AREA = 74,244 AC
20' VAN LOD
CDP # 47485, INC.
4550 N. EAST ST.
MESA, AZ 85204
(602) 761-6831

448-42 SUBDIVISION CASE # 596-21
ZONING CASE # 296-16

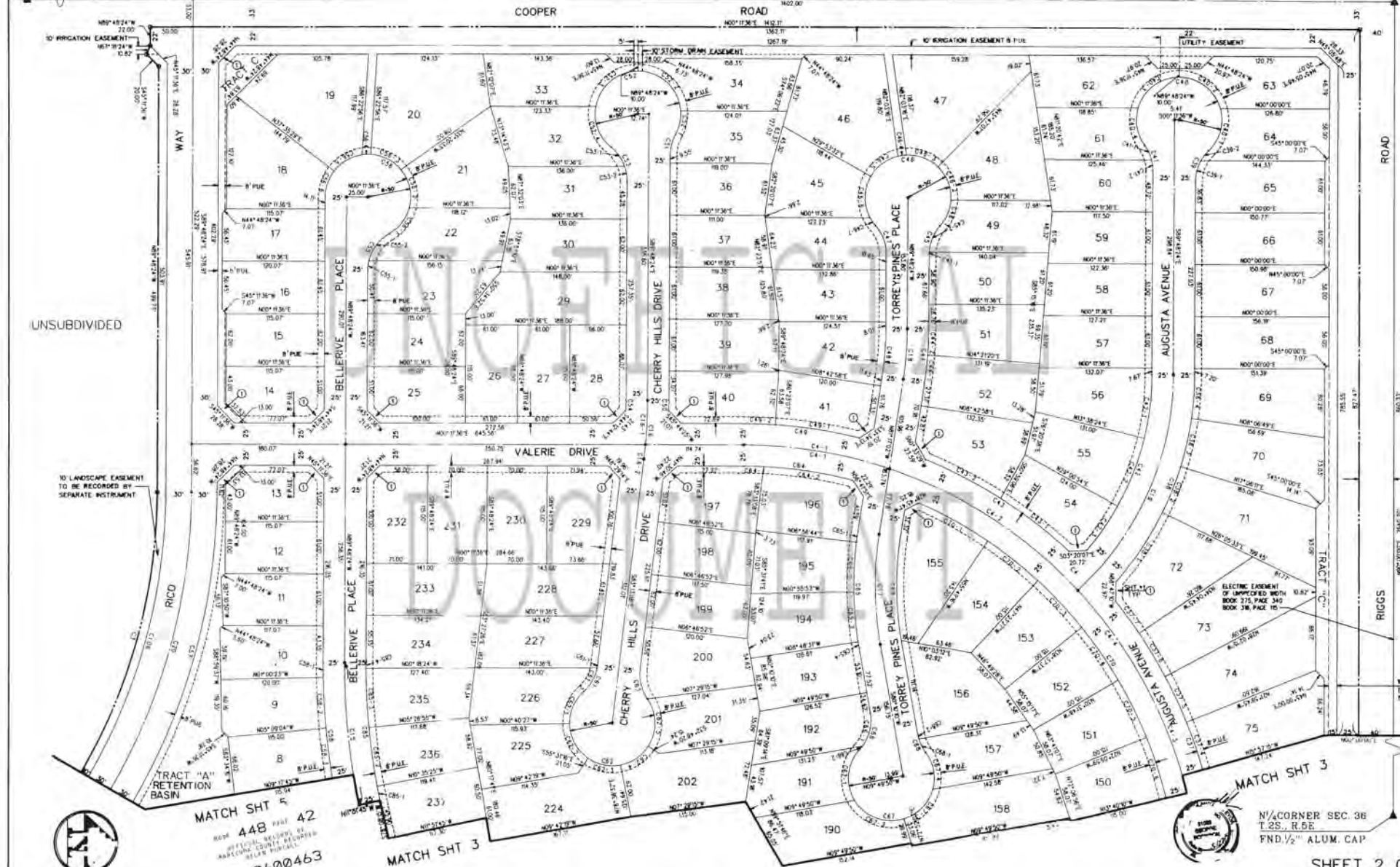
DATE: May 25, 1997
TIME: 09:50:00
FILE: \c:\350318\Voice\user\jrd\p10\cd\cd\p10

W/1/4 CORNER SEC 36
T.2S., R.5E.
FND. 1/2" IRON BAR

SUNBIRD GOLF COURSE
BK. 303, PG. 57, M.C.R.

33 COUNTY ROADWAY
BOOK 1 OF ROAD MAPS
PAGE 60

NW CORNER SEC 36
T.2S., R.5E.
FND. MCDOT BC IN HH



UNSUBDIVIDED

10 LANDSCAPE EASEMENT
TO BE RECORDED BY
SEPARATE INSTRUMENT

MATCH SHT 42
NO. 448
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDS
RECORD BUILDING
97-0600463

MATCH SHT 3
N/4 CORNER SEC. 36
T.2S., R.5E.
FND. 1/2" ALUM. CAP



SCALE 1"=50'

SUBDIVISION CASE *S96-21
ZONING CASE *Z96-16

SHEET 2 OF 5
COE & VAN LOO
CONSULTANTS, INC.
4550 N. 19TH STREET
PHOENIX, ARIZONA
(602) 284-0831

448-48

COOPER COMMONS PARCEL 1- FINAL PLAT - C.V.L. JOB# 95011806

DATE: May 22, 2007
TIME: 11:29:08
FILE: H:\33078\mcdot\sp\sp150127.dwg



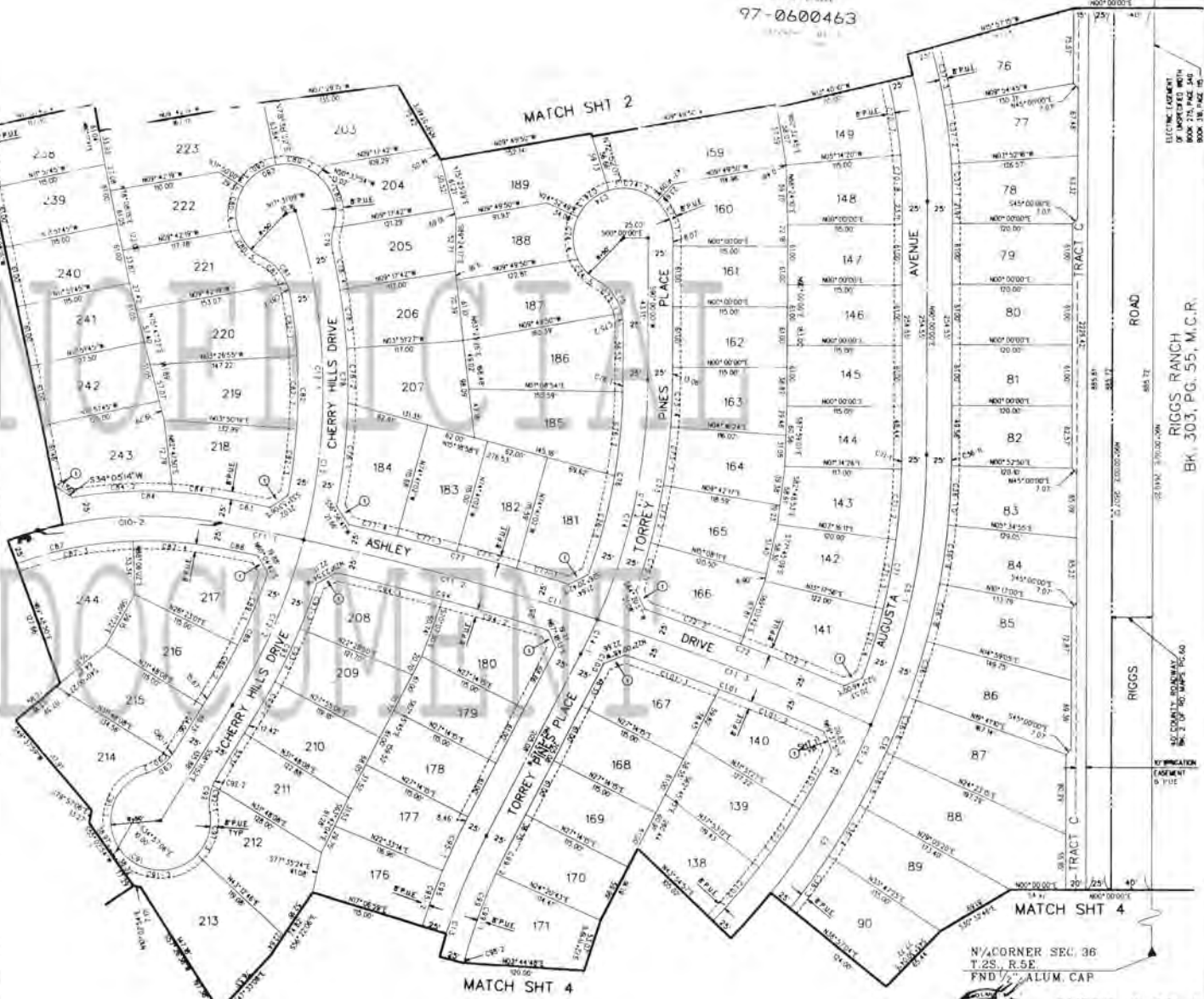
SCALE 1"=50'

REF 448 PAR 42
77-0600463

N.W. CORNER SEC. 36
T.2S., R.5E.
FND MCDOT BC IN HH

CURVE TABLE

NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BEARING
1.1	183.50	23.02	07°12'28"	31.74	61.38	S88°18'18.00"W
1.2	587.02	01°43'31"	236.09	284.46	178°51'24.00"W	
1.3	625.80	02°15'24"	332.23	631.55	S55°45'31.00"W	
1.4	465.82	01°42'18"	224.20	484.54	S37°25'25.00"W	
1.5	271.48	01°02'28"	208.12	269.12	S21°04'03.00"W	
1.6	332.09	01°22'12"	258.25	531.09	S02°13'38.00"W	
1.7	650.00	02°34'53.40	176.20	340.47	N74°51'14.00"E	
1.8	338.57	02°04'48.24	532.20	755.32	N45°55'48.00"E	
1.9	490.40	04°24'53.52	210.10	391.12	N68°33'33.00"E	
1.10	450.51	03°17'17.82	382.98	622.51	N84°21'38.00"E	
1.11	700.00	005°38'56.27	454.31	762.17	S57°00'28.00"E	
1.12	278.94	02°24'58.55	141.35	277.10	S78°35'02.00"E	
1.13	610.00	02°03'55.24	338.59	597.78	N4°43'34.00"E	
1.14	188.58	01°25'03.03	84.75	181.79	S31°44'24.00"E	
1.15	321.02	04°33'08.12	278.70	514.86	S45°35'29.00"E	
1.16	449.18	01°52'32.00	272.43	494.27	N72°58'43.00"E	
1.17	155.19	30.06	01°00'59.59	15.08	30.02	N84°55'52.00"E
1.18	1000.00	404.29	02°10'09.49	204.84	401.53	N68°42'41.00"E
1.19	145.20	084°18'03.00	72.72	145.07	S18°00'31.00"E	
1.20	450.00	192.33	02°15'21.39	88.08	180.49	N74°10'16.00"E
1.21	400.00	101.50	02°34'40.21	219.78	385.25	N81°01'32.00"W
1.22	718.11	03°14'35.17	111.84	212.45	N27°11'50.00"E	
1.23	183.84	02°08'19.57	83.53	182.22	N04°24'25.00"E	
1.24	3000.00	684.72	01°10'04.58	143.85	183.24	N11°54'01.00"E
1.25	310.00	018.43	001°57'42.42	18.44	310.00	N89°59'59.00"E
1.26	300.00	305.10	03°15'39.51	172.94	310.78	N08°28'48.00"E
1.27	500.00	181.39	01°10'39.20	91.40	180.71	S64°51'32.00"E
1.28	300.00	190.58	01°47'19.11	98.57	184.51	N72°00'00.00"E
1.29	600.00	182.22	02°14'14.15	145.15	282.55	N74°52'52.00"E
1.30	50.00	38.25	004°39'11.11	19.12	38.25	N64°35'20.00"E
1.31	145.98	045°15'04.04	125.26	145.24	S89°11'27.00"E	
1.32	800.00	182.33	01°20'03.21	84.48	180.02	S84°59'55.00"E
1.33	600.00	180.39	006°35'18.34	34.52	58.95	S04°50'46.00"E
1.34	31.33	004°57'24.04	8.01	31.38	S89°11'27.00"E	
1.35	17.00	001°57'22.02	8.50	16.39	S84°51'49.00"E	
1.36	400.00	129.48	01°05'52.48	65.31	128.91	S88°28'38.00"E
1.37	400.00	25.00	008°11'42.00	12.81	24.98	N85°11'46.00"E
1.38	145.00	084.38	04°13'28.16	150.51	278.10	S60°11'40.00"E
1.39	700.00	382.23	02°25'52.40	186.01	381.10	S74°51'34.00"E
1.40	1325.00	418.84	01°14'14.28	246.34	417.24	S75°50'52.00"E
1.41	2000.00	174.55	01°05'43.27	87.72	313.80	N71°11'14.00"E
1.42	58.39	001°57'37.07	28.40	57.78	N84°38'38.00"E	
1.43	84.01	001°59'09.04	42.00	84.04	N75°22'10.00"E	
1.44	84.04	001°59'09.04	42.00	84.04	N74°12'35.00"E	
1.45	84.04	001°59'09.04	42.00	84.04	N74°02'39.00"E	
1.46	84.01	001°59'09.04	42.00	84.01	N73°52'44.00"E	
1.47	81.48	001°55'34.32	40.78	81.38	N72°40'32.00"E	
1.48	59.00	17.00	01°14'43.10	8.27	18.24	N67°24'53.00"E
1.49	2.44	002°15'18.16	1.31	2.44	N01°52'56.00"E	
1.50	14.37	014°57'54.07	7.22	14.32	N88°47'31.00"E	
1.51	35.00	108.77	11°31'18.02	62.57	91.89	N34°37'23.00"E
1.52	38.50	128.00	04°01'18.81	20.59	37.75	N87°12'18.00"E
1.53	41.54	045°21'28.02	22.88	42.41	N33°27'28.00"E	
1.54	28.93	02°14'00.20	13.81	28.42	N02°07'27.00"E	
1.55	18.00	01°12'23.20	9.39	18.00	N88°21'24.00"E	
1.56	30.00	23.87	02°10'07.57	12.04	33.45	N1°52'40.00"E
1.57	50.00	228.49	25°33'14.07	26.86	57.86	S74°02'27.00"E
1.58	20.57	02°25'20.30	10.48	20.37	N15°41'14.00"E	



SUBDIVISION CASE #S96-21
ZONING CASE #Z96-16



SHEET 3 OF 5

COE & VAN LEO
CONSULTANTS, INC.
4500 N. 17TH STREET
PHOENIX, ARIZONA
85021-284-6831

DATE: May 22, 2003
TIME: 11:30 AM
FILE: n:\30018\loms\par1\par1hd.dwg

1005-11

448 440 42
 ORIGINAL RECORDS OF
 MARICOPA COUNTY RECORDS
 WILTON BARRETO
 97-0600463

NW CORNER SEC 36
 T2S, R5E
 FND MCDOT BC IN HH

CURVE TABLE

NO	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BEARING
27.2	50.00	89.21	89°21'26"	51.89	63.25	N89°21'26" E
27.3	50.00	76.21	88°19'56"	47.72	59.04	N88°19'56" E
27.4	50.00	48.48	55°40'42"	26.87	47.47	S27°40'24" W
28.1	50.00	35.47	44°03'24"	18.52	34.75	N44°03'24" E
28.2	50.00	10.27	01°46'13"	5.15	10.25	S05°34'14" W
28.3	1025.00	179.86	102°05'54"	125.03	125.03	N102°05'54" E
29.1	50.00	56.02	60°57'55"	28.02	56.02	S70°57'55" W
29.2	50.00	49.34	50°47'39"	24.97	49.34	S70°47'39" W
29.3	425.00	159.18	152°37'00"	125.03	125.03	N152°37'00" E
30.1	50.00	109.18	91°44'37"	54.89	109.88	N23°54'51" W
30.2	50.00	49.83	00°43'51"	24.99	49.80	S4°18'21" W
31.1	50.00	35.35	04°10'25"	18.76	35.35	N4°10'25" E
32	50.00	229.35	282°49'03"	178.76	75.00	S57°03'35" W
32.1	50.00	7.09	00°07'12"	3.55	7.08	N00°35'30" W
32.2	50.00	19.48	05°25'44"	9.70	19.78	N05°25'33" W
32.3	50.00	75.39	28°48'08"	45.10	86.98	N28°58'58" W
32.4	50.00	43.05	05°54'58"	25.43	43.33	S21°07'33" W
32.5	50.00	77.14	03°17'54"	14.02	77.00	S83°17'59" W
33	50.00	16.48	04°48'06"	19.09	35.67	S58°28'53" W
34	375.00	141.02	02°32'45"	71.35	140.19	S28°48'27" W
34.1	50.00	3.67	00°03'41"	1.84	3.67	S33°15'59" W
34.2	50.00	81.88	01°20'30"	41.08	81.10	S30°43'56" W
34.3	50.00	55.49	00°28'38"	27.78	55.43	S20°14'24" W
35	1025.00	187.23	01°04'22"	125.03	125.03	N01°04'22" E
35.1	125.00	97.23	00°57'28.06"	48.85	97.20	S67°10'34" W
35.2	125.00	94.00	00°51'55.16"	47.03	93.97	S67°14'53" W
36	50.00	602.49	04°04'56"	318.86	585.30	N68°11'14" W
36.1	50.00	14.10	00°00'00"	7.05	14.10	S00°00'00" W
36.2	50.00	86.37	00°53'30.06"	22.16	86.37	N00°53'30" W
36.3	50.00	65.10	00°58'09.39"	32.87	65.28	N48°28'06" W
36.4	50.00	64.38	00°58'30.74"	32.89	65.28	N52°30'30" W
36.5	50.00	59.48	00°44'03.05"	29.78	59.43	N48°33'35" W
36.6	50.00	59.49	00°43'09.05"	29.78	59.47	N48°35'42" W
36.7	50.00	59.49	00°42'04.05"	29.78	59.47	N48°37'47" W
36.8	50.00	59.49	00°41'09.05"	29.78	59.47	N48°39'52" W
36.9	50.00	59.49	00°40'14.05"	29.78	59.47	N48°41'07" W
36.10	50.00	59.49	00°39'19.05"	29.78	59.47	N48°42'22" W
36.11	50.00	11.15	00°32'50.50"	5.37	11.14	N88°33'35" W
37	50.00	379.51	03°38'49.47"	187.71	372.30	S70°35'08" W
37.1	50.00	37.81	00°35'57.18"	18.93	37.83	S88°03'58" W
37.2	50.00	59.03	00°42'29.29"	29.55	59.03	S83°08'28" W
37.3	50.00	59.05	00°48'07.30"	29.55	59.02	S77°04'00" W
37.4	50.00	59.05	00°54'02.30"	29.55	59.02	S71°01'30" W
37.5	50.00	59.05	00°59'57.30"	29.55	59.02	S64°58'00" W
37.6	50.00	59.05	00°06'02.30"	29.55	59.02	S58°56'30" W
37.7	50.00	46.43	02°44'45.02"	23.23	46.45	S55°15'44" W
38	370.00	365.18	04°10'03.59"	138.58	259.54	N69°14'28" W
38.1	50.00	97.81	01°57'00.55"	48.25	97.85	N66°15'26" W
38.2	50.00	78.06	00°48'59.22"	39.03	77.94	N68°59'42" W
38.3	50.00	58.05	00°58'58.22"	29.05	57.99	N77°23'30" W
38.4	50.00	57.14	00°57'35.13"	28.82	57.11	N85°50'47" W
38.5	50.00	40.86	04°05'55.40"	21.17	38.98	N69°14'28" W
38.6	50.00	25.14	02°58'55.40"	12.90	24.98	N75°20'34" W
38.7	50.00	18.82	01'58'58.19"	7.46	17.76	N52°33'34" W
38.8	50.00	27.75	01'22'27.41"	13.73	27.75	N44°14'44" W
38.9	50.00	57.87	06°15'10.11"	29.78	57.13	N74°35'30" W
39	50.00	64.83	07°47'23.48"	37.95	60.46	S37°25'30" W
39.1	50.00	44.52	03°15'43.29"	27.44	46.14	S38°45'00" W
39.2	50.00	45.85	05°27'37.00"	24.88	44.25	N79°58'34" W
39.3	50.00	41.83	03°08'28.42"	18.48	41.30	N71°57'15" W
39.4	50.00	19.43	02°22'15.41"	9.84	19.10	N67°58'34" W
39.5	50.00	17.40	01°41'13.01"	6.24	17.37	N63°05'55" W
39.6	320.00	224.28	08°07'09.23"	116.97	216.71	S69°43'42" W
39.7	50.00	75.10	03'27'08.48"	37.70	74.83	S83°05'00" W

CURVE TABLE

NO	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BEARING
42.2	370.00	65.87	01°52'29.30"	43.20	65.81	S88°40'21" W
43	50.00	65.70	01°12'00.00"	31.78	63.25	S55°12'00" W
43.1	588.00	201.14	09°02'54.87"	101.87	200.07	S32°41'23" W
43.2	588.00	101.57	01°02'31.34"	50.93	101.44	S37°47'00" W
44	425.00	398.53	01°03'11.15"	189.81	398.43	S23°30'38" W
44.1	50.00	63.22	00°43'31.22"	31.87	63.18	N83°32'43" W
44.2	50.00	32.34	00°41'21.38"	18.18	32.34	N83°27'51" W
45	50.00	10.86	00°04'08.44"	5.44	10.87	N87°43'35" W
45.1	50.00	16.14	01°24'24.34"	78.90	35.35	N63°06'07" W
45.2	50.00	7.10	00°24'34.37"	3.55	7.10	N89°56'05" W
46	30.00	229.35	282°49'09"	178.76	75.00	S57°03'35" W
46.1	50.00	13.99	03'37'59.22"	7.78	13.99	N67°21'31" W
46.2	50.00	43.17	04°23'49.00"	23.03	43.17	S68°21'55" W
46.3	50.00	40.51	04°48'25.23"	21.44	39.41	S51°00'18" W
46.4	50.00	10.02	01°17'28.42"	5.03	10.00	S07°59'44" W
46.5	50.00	40.51	04°23'23.23"	21.44	39.41	S36°55'46" W
46.6	50.00	55.71	05°08'05.85"	27.78	48.57	S48°05'49" W
46.7	50.00	11.34	01°27'59.48"	5.70	11.32	N55°11'56" W
46.8	50.00	18.14	04°12'27.35"	9.10	18.14	N41°27'18" W
46.9	375.00	55.78	00°48'31.22"	27.84	55.78	N58°33'41" W
47	580.00	116.35	01°39'57.01"	88.51	116.01	S07°10'06" W
48	50.00	19.54	01'01'11.08"	49.80	19.42	S09°05'04" W
48.2	50.00	16.81	00°54'45.05"	8.41	16.80	S02°04'00" W
49	875.00	11.93	00°17'05.38"	5.97	11.93	N89°11'35" W
50	50.00	25.45	02°38'42.51"	12.78	24.76	N35°24'18" W
50.1	50.00	277.04	280°09'09.52"	176.51	75.00	S11°12'59" W
50.2	50.00	28.50	03'37'59.12"	14.85	28.11	N77°27'59" W
50.3	50.00	15.06	00°40'01.09"	48.84	68.21	S23°11'10" W
50.4	50.00	69.74	07°58'54.44"	41.89	69.74	S33°44'44" W
50.5	50.00	55.74	08°13'34.42"	29.29	55.18	N65°29'28" W
50.6	50.00	44.34	05°12'20.51"	24.11	43.44	N64°26'50" W
50.7	50.00	77.88	03'11'42.08"	41.89	77.88	S34°42'08" W
50.8	50.00	17.04	01°32'53.53"	8.61	16.97	N80°25'24" W
50.9	375.00	11.93	00°17'05.38"	5.97	11.93	N89°11'35" W
51	50.00	27.84	04°46'36.48"	71.53	39.55	N55°06'18" W
51.1	50.00	27.84	04°46'00.00"	71.53	39.55	N55°00'00" W
51.2	50.00	33.20	04°45'54.36"	70.87	38.20	N52°11'52" W
51.3	50.00	47.72	05°47'40.59"	25.85	45.93	S77°56'10" W

CDIPVISION CASE NO. 01



UNSUBDIVIDED



SCALE 1"=50'

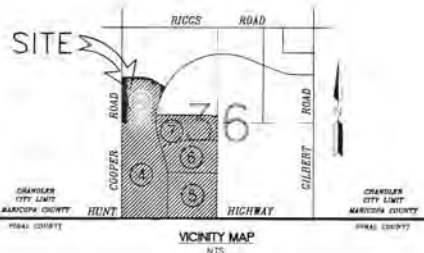
CENTER OF SECTION 36
 T2S, R5E
 FND 1/2" PIPE

LANDSCAPE EASEMENT
 TO BE RECORDED PER
 SEPARATE INSTRUMENT

RIGGS RANCH
 BK. 303, PG. 55, M.C.R.

FINAL PLAT FOR COOPER COMMONS II - PARCEL 2

A SUBDIVISION OF PARCEL 2 ACCORDING TO THE FINAL PLAT OF COOPER COMMONS II AS RECORDED IN BOOK 504 PAGE 22 M.C.R. AND LOCATED WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



- NOTES**
- 1) ALL UTILITIES AND SINGLE PHASE ELECTRIC LINES ARE TO BE INSTALLED UNDERGROUND.
 - 2) CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
 - 3) A HOMEOWNERS ASSOCIATION INCLUDING ALL PROPERTY OWNERS WITHIN THE SUBDIVISION, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS NOTED AS TRACTS.
 - 4) 1/2" REBAR WILL BE SET AT ALL LOT AND TRACT CORNERS AT THE COMPLETION OF MOST CONCRETE.
 - 5) THE FOLLOWING CRITERIA APPLIES TO VISIBILITY EASEMENTS: BRANCHES, FLOWERS, AND SHRUBS LESS THAN 7' (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN 6' ABOVE GROUND ARE ALLOWED WITHIN THIS AREA. TREES SHALL NOT BE SPACED LESS THAN 6' APART.
 - 6) NO STRUCTURES OF ANY KIND MAY BE CONSTRUCTED, OR ANY VEGETATION PLANTED NOR BE ALLOWED TO GROW, WITHIN DRAINAGE EASEMENTS WHICH WOULD OBSTRUCT THE FLOW OF WATER THROUGH THE EASEMENTS.
 - 7) MINIMUM REAR-YARD SETBACK FOR A TWO STORY BUILDING SHALL BE THIRTY (30) FEET ON DESIGNATED LOTS.
 - 8) THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL GUIDELINES FOR PLANNED AREA DEVELOPMENT DATED APRIL 13, 1995.
 - 9) KEY LOT RESTRICTIONS: NO STRUCTURES OR LANDSCAPING ABOVE 24" IN HEIGHT ALLOWED WITHIN VISIBILITY EASEMENT EXCEPT TREES WITH BRANCHES NOT LESS THAN 6' ABOVE THE GROUND.
 - 10) THIS SUBDIVISION IS LOCATED WITHIN FLOOD ZONE A PER FEMA FLOOD INSURANCE RATE MAP 04012C03015D DATED DECEMBER 1, 1983.

CITY OF CHANDLER

CERTIFICATION
 THIS IS TO CERTIFY THAT IN MY OPINION ALL LOTS SHOWN UPON THIS SUBDIVISION CONFORM TO GOOD LAND PLANNING POLICIES AND ARE SUITABLE FOR THE PURPOSE FOR WHICH THEY ARE SUBMITTED.

APPROVED BY: *[Signature]* PLANNING DIRECTOR DATE: 5/22/99

CERTIFICATION
 THIS IS TO CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE CITY CODE HAVE BEEN COMPLIED WITH AND THAT THE PROPOSED SUBDIVISION IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576, ARIZONA REVISED STATUTES.

[Signature] 5-22-99
 CITY ENGINEER DATE

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

APPROVAL
 APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS 1999.

[Signature] MAYOR
[Signature] ATTEST

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

BY: PAUL M. SOWERS
 CMX GROUP, INC.
 1515 E. MISSOURI, SUITE 115
 PHOENIX, AZ 85014

R/S NO. 19854

BASES OF BEARINGS
 THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 36, HAVING A BEARING OF N100°00'00"W AS RECORDED FOR COOPER COMMONS PARCEL 1, BK 449, PG 43, M.C.R.



INDEX / KEY MAP

GRID AREA = 29.07364 ACRES

TRACT	TRACT USAGE
TRACT A = 1.829754 ACRES	OPEN SPACE, RETENTION, P.U.E., DRAINAGE EASEMENT, STORM WATER RETENTION EASEMENT
TRACT B = 0.024720 ACRES	OPEN SPACE, RETENTION, P.U.E., DRAINAGE EASEMENT, STORM WATER RETENTION EASEMENT
TRACT C = 0.053186 ACRES	OPEN SPACE, RETENTION, P.U.E., DRAINAGE EASEMENT, STORM WATER RETENTION EASEMENT, IRRIGATION EASEMENT

TOTAL AREA OF OPEN SPACE = 2.50766 ACRES, 8.83%

- LEGEND**
- P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
 - V.E. VISIBILITY EASEMENT (AS MEASURED ON RIGHT-OF-WAY LINE OR LOT LINE)
 - B.C. BRASS CAP
 - BOUNDARY LINE
 - RIGHT OF WAY LINE
 - CENTRAL LINE
 - EASEMENT LINE
 - LOT LINE
 - BRASS CAP IN HAND HOLE
 - BRASS CAP FLUSH
 - 1/2" REBAR UNLESS NOTED OTHERWISE

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

KNOW ALL MEN BY THESE PRESENTS THAT COOPER COMMONS II, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "COOPER COMMONS II PARCEL 2" A SUBDIVISION OF PARCEL 2 ACCORDING TO THE FINAL PLAT OF COOPER COMMONS II AS RECORDED IN BOOK 504 PAGE 22 M.C.R. AND LOCATED WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "COOPER COMMONS II PARCEL 2" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME AND THAT EACH SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN WHICH INCLUDE PUBLIC UTILITIES, VISIBILITY, DRAINAGE, PEDESTRIAN ACCESS, STORM WATER RETENTION AND VEHICULAR NON-ACCESS. TRACTS "A" THROUGH "C" ARE NOT TO BE CONSTRUED TO BE DEDICATED FOR THE USE OF THE GENERAL PUBLIC BUT ARE DEDICATED TO THE HOMEOWNERS IN COOPER COMMONS FOR THEIR USE AND ENJOYMENT AS MORE FULLY SET FORTH IN THE DECLARATION OF GOVERNANCE, CONDITIONS AND RESTRICTIONS. TRACTS "A" THROUGH "C" ARE FURTHER DECLARED TO BE FOR THE PURPOSES OF STORM WATER RETENTION, LANDSCAPING AND PEDESTRIAN ACCESS. THE LANDSCAPE MAINTENANCE OF TRACTS "A" THROUGH "C" IS THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR THE ABUTTING LOT/TRACT/PARCEL OWNER.

IN WITNESS WHEREOF:
 COOPER COMMONS II, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETOBY CAUSED ITS NAME TO BE ATTESTED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICERS THEREUNTO DULY AUTHORIZED THIS 22nd DAY OF April, 1999, BY COOPER COMMONS II, AN ARIZONA LIMITED LIABILITY COMPANY.

BY: CAREFREE PARTNERS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, ITS MANAGER/MEMBER
 BY: WEST MANAGEMENT LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, ITS MANAGER
 BY: THE RICHARD WEST COMPANY, AN ARIZONA CORPORATION, ITS GENERAL PARTNER
 BY: *[Signature]*
 RICHARD B. WEST II, PRESIDENT

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 22nd DAY OF April, 1999, BY RICHARD B. WEST II, PRESIDENT OF THE RICHARD WEST COMPANY, AN ARIZONA CORPORATION, THE GENERAL PARTNER IN WEST MANAGEMENT LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, THE MANAGER OF CAREFREE PARTNERS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, THE MANAGER/MEMBER OF COOPER COMMONS II, AN ARIZONA LIMITED LIABILITY COMPANY, FOR AND ON BEHALF THEREOF.

HOMEOWNERS ASSOCIATION RATIFICATION
 BY THIS RATIFICATION, RUSSELL E. ENERS, DULY ELECTED PRESIDENT OF "COOPER COMMONS II" HOMEOWNERS ASSOCIATION, ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREIN.

[Signature] 4/22/99
 RUSSELL E. ENERS DATE

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

ON THIS 22nd DAY OF April, 1999, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RUSSELL E. ENERS, WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF "COOPER COMMONS II" HOMEOWNERS ASSOCIATION AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING RATIFICATION IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSES THEREIN CONTAINED.

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

[Signature]
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-1-2000

C.O.C. FILE No. PT 98-00117

FINAL PLAT

COOPER COMMONS II - PARCEL 2
 HUNT HIGHWAY AND COOPER ROAD
 CHANDLER, ARIZONA

CMX GROUP INC. 1515 E. MISSOURI, PHOENIX, AZ 85014
 PROJECT ADMINISTRATION
 CONSTRUCTION ANALYSIS PH (602)279-8436
 FAX (602)265-1191

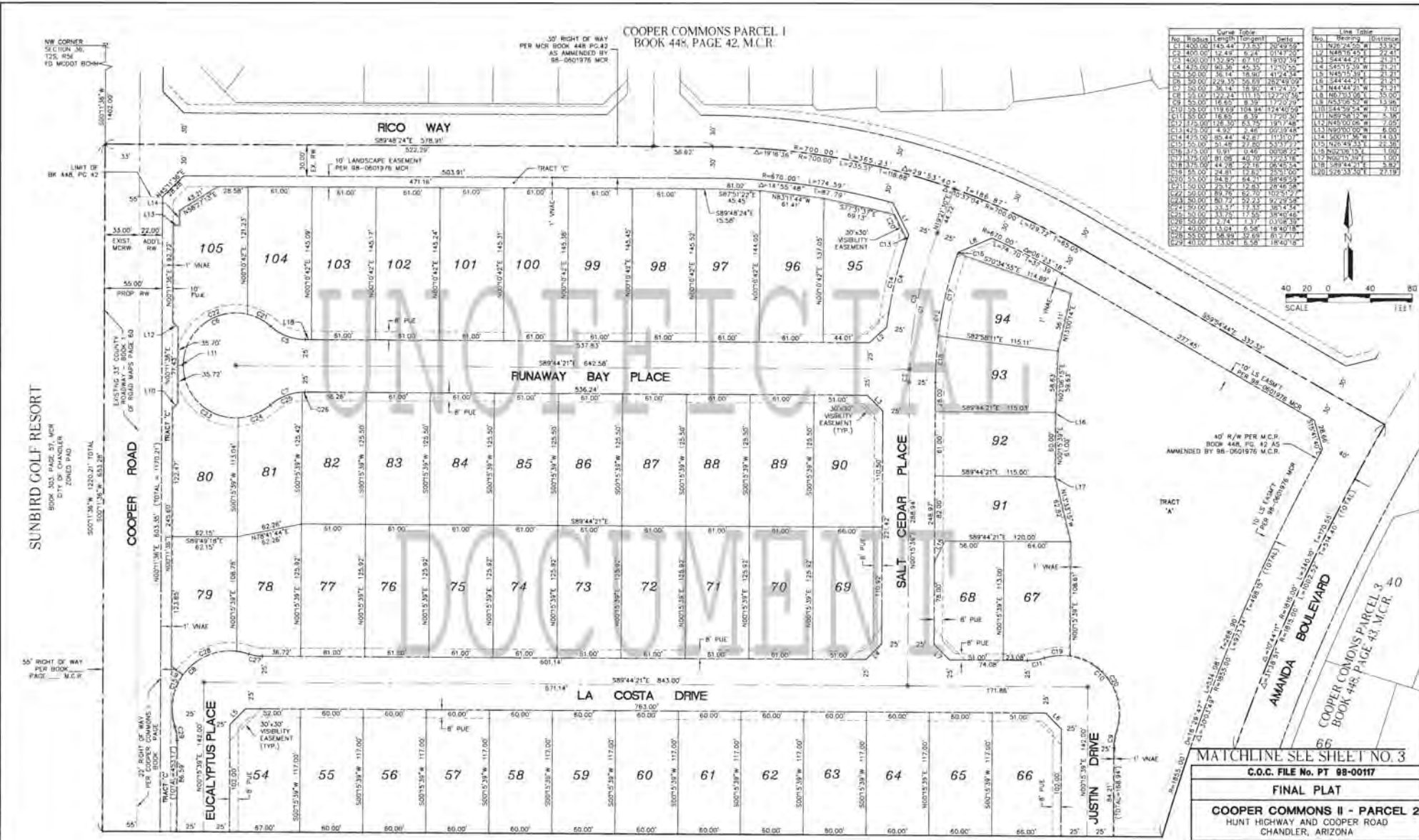
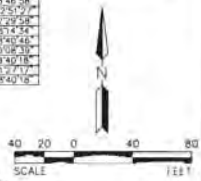
CMX JOB NO. 58772 DATE: APRIL, 1999 SCALE: 1"=40'
 DESIGNED: JAS DRAWN: RLB APPROVED: ODP

DWG NO. 1 OF 3

504-22

COOPER COMMONS PARCEL 1
BOOK 448, PAGE 42, M.C.R.

Curve Table	Line Table
101 100.00 100.00 100.00 100.00	101 100.00 100.00 100.00 100.00
102 100.00 100.00 100.00 100.00	102 100.00 100.00 100.00 100.00
103 100.00 100.00 100.00 100.00	103 100.00 100.00 100.00 100.00
104 100.00 100.00 100.00 100.00	104 100.00 100.00 100.00 100.00
105 100.00 100.00 100.00 100.00	105 100.00 100.00 100.00 100.00
106 100.00 100.00 100.00 100.00	106 100.00 100.00 100.00 100.00
107 100.00 100.00 100.00 100.00	107 100.00 100.00 100.00 100.00
108 100.00 100.00 100.00 100.00	108 100.00 100.00 100.00 100.00
109 100.00 100.00 100.00 100.00	109 100.00 100.00 100.00 100.00
110 100.00 100.00 100.00 100.00	110 100.00 100.00 100.00 100.00
111 100.00 100.00 100.00 100.00	111 100.00 100.00 100.00 100.00
112 100.00 100.00 100.00 100.00	112 100.00 100.00 100.00 100.00
113 100.00 100.00 100.00 100.00	113 100.00 100.00 100.00 100.00
114 100.00 100.00 100.00 100.00	114 100.00 100.00 100.00 100.00
115 100.00 100.00 100.00 100.00	115 100.00 100.00 100.00 100.00
116 100.00 100.00 100.00 100.00	116 100.00 100.00 100.00 100.00
117 100.00 100.00 100.00 100.00	117 100.00 100.00 100.00 100.00
118 100.00 100.00 100.00 100.00	118 100.00 100.00 100.00 100.00
119 100.00 100.00 100.00 100.00	119 100.00 100.00 100.00 100.00
120 100.00 100.00 100.00 100.00	120 100.00 100.00 100.00 100.00
121 100.00 100.00 100.00 100.00	121 100.00 100.00 100.00 100.00
122 100.00 100.00 100.00 100.00	122 100.00 100.00 100.00 100.00
123 100.00 100.00 100.00 100.00	123 100.00 100.00 100.00 100.00
124 100.00 100.00 100.00 100.00	124 100.00 100.00 100.00 100.00
125 100.00 100.00 100.00 100.00	125 100.00 100.00 100.00 100.00
126 100.00 100.00 100.00 100.00	126 16.00 100.00 100.00 100.00
127 100.00 100.00 100.00 100.00	127 100.00 100.00 100.00 100.00
128 100.00 100.00 100.00 100.00	128 100.00 100.00 100.00 100.00
129 100.00 100.00 100.00 100.00	129 100.00 100.00 100.00 100.00
130 100.00 100.00 100.00 100.00	130 100.00 100.00 100.00 100.00
131 100.00 100.00 100.00 100.00	131 100.00 100.00 100.00 100.00
132 100.00 100.00 100.00 100.00	132 100.00 100.00 100.00 100.00
133 100.00 100.00 100.00 100.00	133 100.00 100.00 100.00 100.00
134 100.00 100.00 100.00 100.00	134 100.00 100.00 100.00 100.00
135 100.00 100.00 100.00 100.00	135 100.00 100.00 100.00 100.00
136 100.00 100.00 100.00 100.00	136 100.00 100.00 100.00 100.00
137 100.00 100.00 100.00 100.00	137 100.00 100.00 100.00 100.00
138 100.00 100.00 100.00 100.00	138 100.00 100.00 100.00 100.00
139 100.00 100.00 100.00 100.00	139 100.00 100.00 100.00 100.00
140 100.00 100.00 100.00 100.00	140 100.00 100.00 100.00 100.00
141 100.00 100.00 100.00 100.00	141 100.00 100.00 100.00 100.00
142 100.00 100.00 100.00 100.00	142 100.00 100.00 100.00 100.00
143 100.00 100.00 100.00 100.00	143 100.00 100.00 100.00 100.00
144 100.00 100.00 100.00 100.00	144 100.00 100.00 100.00 100.00
145 100.00 100.00 100.00 100.00	145 100.00 100.00 100.00 100.00
146 100.00 100.00 100.00 100.00	146 100.00 100.00 100.00 100.00
147 100.00 100.00 100.00 100.00	147 100.00 100.00 100.00 100.00
148 100.00 100.00 100.00 100.00	148 100.00 100.00 100.00 100.00
149 100.00 100.00 100.00 100.00	149 100.00 100.00 100.00 100.00
150 100.00 100.00 100.00 100.00	150 100.00 100.00 100.00 100.00



MATCHLINE - SEE SHEET 3

504-22

MATCHLINE SEE SHEET NO. 3

C.O.C. FILE NO. PT 98-00117
FINAL PLAT
COOPER COMMONS II - PARCEL 2
HUNT HIGHWAY AND COOPER ROAD
CHANDLER, ARIZONA

CMX GROUP INC.		1515 E. MISSOURI PHOENIX, AZ 85014 PH (602) 779-8436 FAX (602) 265-1191
ENGINEERING PROJECT ADMINISTRATION CONSTRUCTION ANALYSIS		
CMX JOB NO. 2972-2	DATE: APRIL 1999	SCALE: 1"=40'
DESIGNED: JAS	DRAWN: RLB	APPROVED: DTP
REV		DWG. NO.
		2
		3

BOOK 504 PAGE 22
SPECIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
99-0552646
06/09/99 08:14

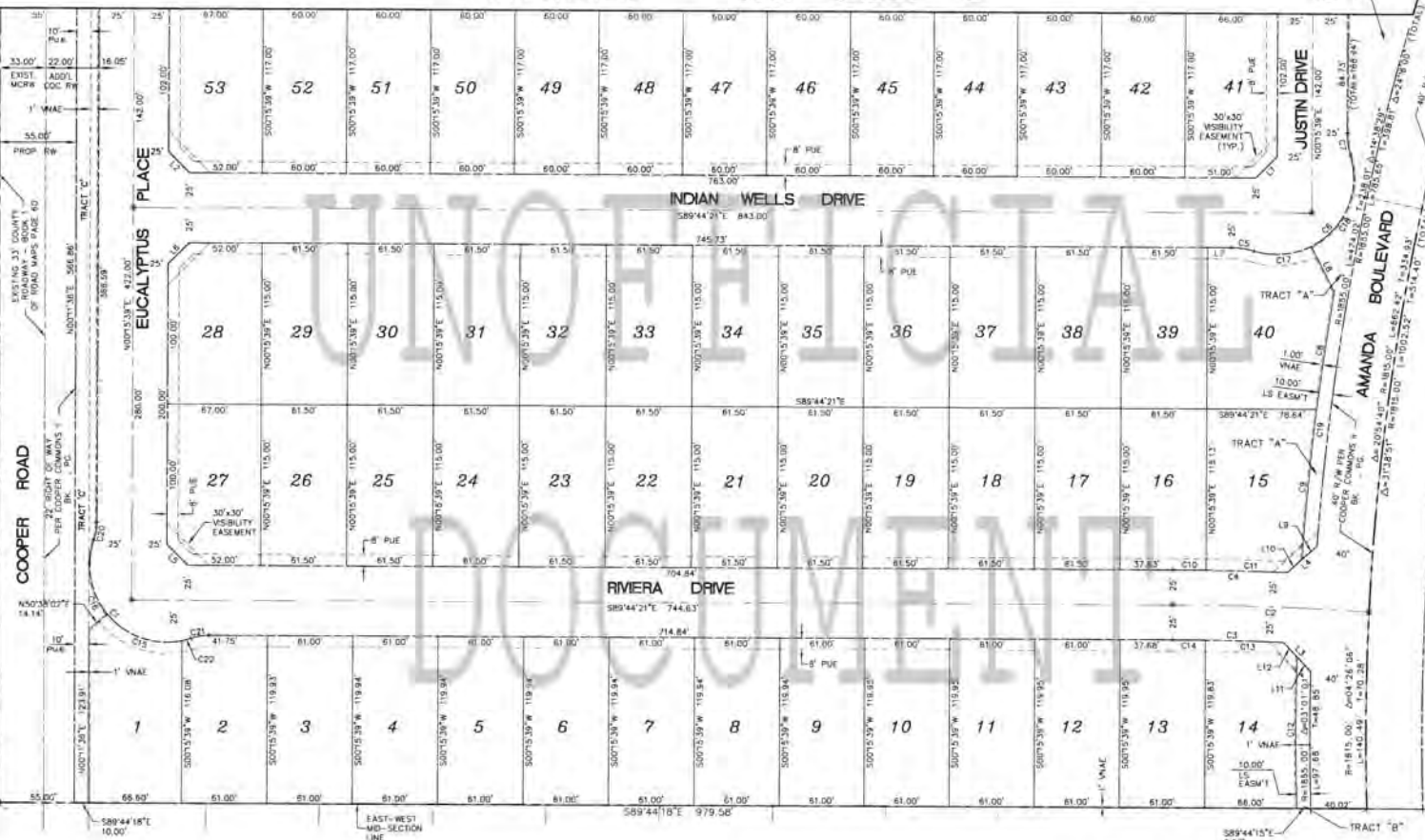


Copyright © 1999 CMX Group, Inc. All rights reserved. This document is the property of CMX Group, Inc. and is not to be distributed, copied, or reproduced in any form without the written permission of CMX Group, Inc.

MATCHLINE - SEE SHEET 2

SUNBIRD GOLF RESORT
BOOK 303, PAGE 57, MCR
CITY OF CHANDLER
ZONED PAID

COOPER ROAD
EXISTING 33' COUNTY
ROADWAY - BOOK
OF 1093 MAPS PAGE 60
1" VNAE
PROP. RW
ADJUSTED 366.89'
TRACT 'C'



COOPER COMMONS PARCEL 3
BOOK 445, PAGE 43, M.C.R.

No.	Volume	Length	Original	Delta
1	55.00	127.24	111.19	17.20
2	218.00	142.29	75.84	141.45
3	218.00	17.30	0.00	17.30
4	218.00	21.50	0.00	21.50
5	53.00	13.25	0.00	13.25
6	52.00	118.91	103.11	13.29
7	25.50	18.25	0.00	18.25
8	255.00	84.48	43.25	122.43
9	192.50	107.41	55.74	131.00
10	218.00	23.28	11.24	102.04
11	185.00	108.00	54.08	131.12
12	212.66	174.08	76.04	131.00
13	212.66	23.31	11.66	100.49
14	52.00	39.69	33.00	13.00
15	52.00	35.96	30.62	13.97
16	52.00	24.19	20.20	13.97
17	52.00	76.11	44.08	124.64
18	155.50	191.83	98.00	125.14
19	40.00	13.04	6.00	18.04
20	40.00	13.04	6.00	18.04
21	55.00	6.68	3.34	10.67

No.	Volume	Length	Original	Delta
1	55.00	127.24	111.19	17.20
2	218.00	142.29	75.84	141.45
3	218.00	17.30	0.00	17.30
4	218.00	21.50	0.00	21.50
5	53.00	13.25	0.00	13.25
6	52.00	118.91	103.11	13.29
7	25.50	18.25	0.00	18.25
8	255.00	84.48	43.25	122.43
9	192.50	107.41	55.74	131.00
10	218.00	23.28	11.24	102.04
11	185.00	108.00	54.08	131.12
12	212.66	174.08	76.04	131.00
13	212.66	23.31	11.66	100.49
14	52.00	39.69	33.00	13.00
15	52.00	35.96	30.62	13.97
16	52.00	24.19	20.20	13.97
17	52.00	76.11	44.08	124.64
18	155.50	191.83	98.00	125.14
19	40.00	13.04	6.00	18.04
20	40.00	13.04	6.00	18.04
21	55.00	6.68	3.34	10.67

(UNSUBDIVIDED)
COOPER COMMONS II, PARCEL 7
ZONE R1-6 NUPD
OPEN SPACE/SCHOOL

COOPER COMMONS II, PARCEL 4

BOOK 504 PAGE 22
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDS
OFFICE PHOENIX, ARIZONA
99-0552646
06/09/99 DR:14



504-22



C.O.C. FILE No. PT 98-00117

FINAL PLAN

COOPER COMMONS II - PARCEL 2
HUNT HIGHWAY AND COOPER ROAD
CHANDLER, ARIZONA

CMX GROUP INC.
ENGINEERING
PROJECT ADMINISTRATION
CONSTRUCTION ANALYSIS

1515 E. MISSOURI
PHOENIX, AZ 85014
PH (602)279-8436
FAX (602)265-1191

CMX JOB NO. 587-7 (DATE: APRIL 1999) SCALE: 1"=40'

DESIGNED: JAS DRAWN: RLB APPROVED: DTP

REV _____

DWG NO:
3
OF
3

© 1999 CMX Group, Inc. All rights reserved. This document is the property of CMX Group, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of CMX Group, Inc.

NOTES

- 1. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
2. NO STRUCTURES OF ANY KIND MAY BE CONSTRUCTED OR ANY VEGETATION PLANTED NOR BE ALLOWED TO GROW WITHIN UTILITY EASEMENTS WHICH WOULD IMPERE THE FLOW OF WATER THROUGH THE EASEMENTS.
1. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF CHANDLER WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL GUIDELINES FOR PLANNED AREA DEVELOPMENT DATED APRIL 15, 1998.
MINIMUM REAR YARD SETBACK FOR A TWO STORY STRUCTURE SHALL BE THIRTY (30) FEET ON DESIGNATED LOTS.
ALL OUTDOOR LIGHTING WILL CONFORM WITH THE M.C.D. SECTION 218.
A STORM DRAINAGE EASEMENT LOCATED IN THIS AREA HAS BEEN RECORDED UNDER SEPARATE DOCUMENTATION.

FINAL PLAT OF COOPER COMMONS PARCEL 3

A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION

STATE OF ARIZONA COUNTY OF MARICOPA KNOW ALL MEN BY THESE PRESENTS: THAT COOPER COMMONS L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SURRENDERED UNDER THE NAME OF "COOPER COMMONS PARCEL 3" A PORTION OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID COOPER COMMONS PARCEL 3 AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, TRACTS AND EASEMENTS CONSTITUTING SAID PARCEL AND THAT EACH LOT, STREET AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME, OR LETTER THAT IS GIVEN EACH RESPECTIVELY ON SAID PLAT. THAT COOPER COMMONS L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS, EASEMENTS AND TRACTS ARE PROVIDED FOR THE PURPOSES INDICATED. THE MAINTENANCE OF THE LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE COOPER COMMONS HOMEOWNERS ASSOCIATION OR THE ABUTTING LOT/TRACT/PARCEL OWNER. TRACTS A, B, C, D ARE NOT DEDICATED TO THE GENERAL PUBLIC AND ARE PROVIDED TO THE COOPER COMMONS HOMEOWNERS ASSOCIATION FOR THE USE AND ENJOYMENT OF THE COOPER COMMONS HOMEOWNERS ASSOCIATION AND ARE TO BE DEEDED TO AND MAINTAINED BY THE COOPER COMMONS HOMEOWNERS ASSOCIATION. IN WITNESS WHEREOF COOPER COMMONS L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS HERETOFORE CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE AUTHORIZED OFFICERS THEREOF THIS 25th DAY OF MAY 1997 BY COOPER COMMONS L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY.

SITE DATA:

Table with 2 columns: ZONING, GROSS AREA, MIN LOT SIZE, AVERAGE LOT SIZE, YIELD, DENSITY, ZONING CASE, SUBDIVISION CASE. Values include R1-BNU(1), 47,886 AC., 75' X125', 10,895 SF, 126 LOTS, 2.70 DU/AC, 796-1B, 596-22.

STANDARD COMPARISON CHART comparing PROPOSED R1-B NADO STANDARDS and COUNTY R1-B STANDARDS for various metrics like BUILDING HEIGHT, FRONT YARD SETBACK, etc.

LEGEND

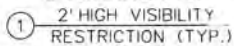
- INDICATES SECTION CORNER FOUND BRASS (AN OR HANDHOLE UNLESS OTHERWISE NOTED)
INDICATES CORNER OF THIS SUBDIVISION FOUND 1/2" IRON BAR (UNLESS OTHERWISE NOTED)
INDICATES CORNER OF THIS SUBDIVISION SET 1/2" IRON BAR (UNLESS OTHERWISE NOTED)
INDICATES EXISTING BRASS CAP
INDICATES CORNER OF THIS SUBDIVISION - SET BRASS CAP UPON COMPLETION OF JOB PER M.A.C. STD 020-10-1 TYPE "B" UNLESS OTHERWISE NOTED.
INDICATES CENTER LINE MONUMENTATION - SET BRASS CAP UPON COMPLETION OF JOB PER M.A.C. STD 020-10-1 TYPE "B"
INDICATES CURVE NUMBER
INDICATES VEHICULAR ROW - ACCESS EASEMENT
INDICATES BUILDING SETBACK (LWF)
INDICATES PUBLIC UTILITY EASEMENT
INDICATES VISIBILITY TRIANGLE CALLOUT

BASIS OF BEARING

THE NORTH LINE OF THE NORTH WEST QUARTER OF SECTION 36, HAVING A BEARING OF 109°00'00"E.

ASSURANCE STATEMENT

SATISFACTORY ASSURANCES TO GUARANTEE ERECTION, DRAINAGE, WATER AND SEWER SERVICES IN THIS SUBDIVISION IS PROVIDED BY WITHHOLDING FINAL UTILITY CLEARANCE, THUS WITHHOLDING OCCUPANCY TO ANY DWELLING UNTIL COMPLETION OF F-SITE IMPROVEMENTS. ELECTRIC SERVICE HAS BEEN ASSURED BY SALT RIVER PROJECT.



448 43 97-0600544

COUNTY ENGINEER BOARD OF SUPERVISORS APPROVED BY THE BOARD OF SUPERVISORS OF MARICOPA COUNTY, ARIZONA ON THIS DAY OF JULY 1997.

CERTIFICATION

I, GEORGE ROBINSON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA... THE FOREGOING INSTRUMENT ACKNOWLEDGED BEFORE ME ON THIS 30th DAY OF MAY, 1997, BY RICHARD B. WEST, PRESIDENT OF THE RICHARD WEST COMPANY, AN ARIZONA CORPORATION...

COUNTY ASSESSOR

I, THE UNDERSIGNED, AS A DEPUTY COUNTY ASSESSOR, MARICOPA COUNTY, ARIZONA DO HEREBY CERTIFY THAT AS OF THIS DATE THE RECORDS OF THIS OFFICE REFLECT THAT THESE ARE NO TAX LIENS ON ANY OF THE PARCELS COMPOSING THE PLAT AS SHOWN ON THE PLAT AND MORE PARTICULARLY DESCRIBED AS ASSESSOR'S PARCEL NUMBERS...

COUNTY TREASURER

I, THE UNDERSIGNED, AS A DEPUTY COUNTY TREASURER, MARICOPA COUNTY, ARIZONA DO HEREBY CERTIFY THAT AS OF THIS DATE THE RECORDS OF THIS OFFICE REFLECT THAT THERE ARE NO TAX LIENS ON ANY OF THE PARCELS COMPOSING THE PLAT AS LISTED IN THE ASSESSOR'S CERTIFICATION WITH THE FOLLOWING EXCEPTIONS:

GROSS AREA = 47,886 AC. SHEET 1 OF 4 CONDUCTED BY: 20E & VAN LOO

DATE: May 29, 1997 TIME: 08:30 A.M. DRAWN BY: M. J. MCDONALD/DAVIDSON/DAVIDSON

448-43

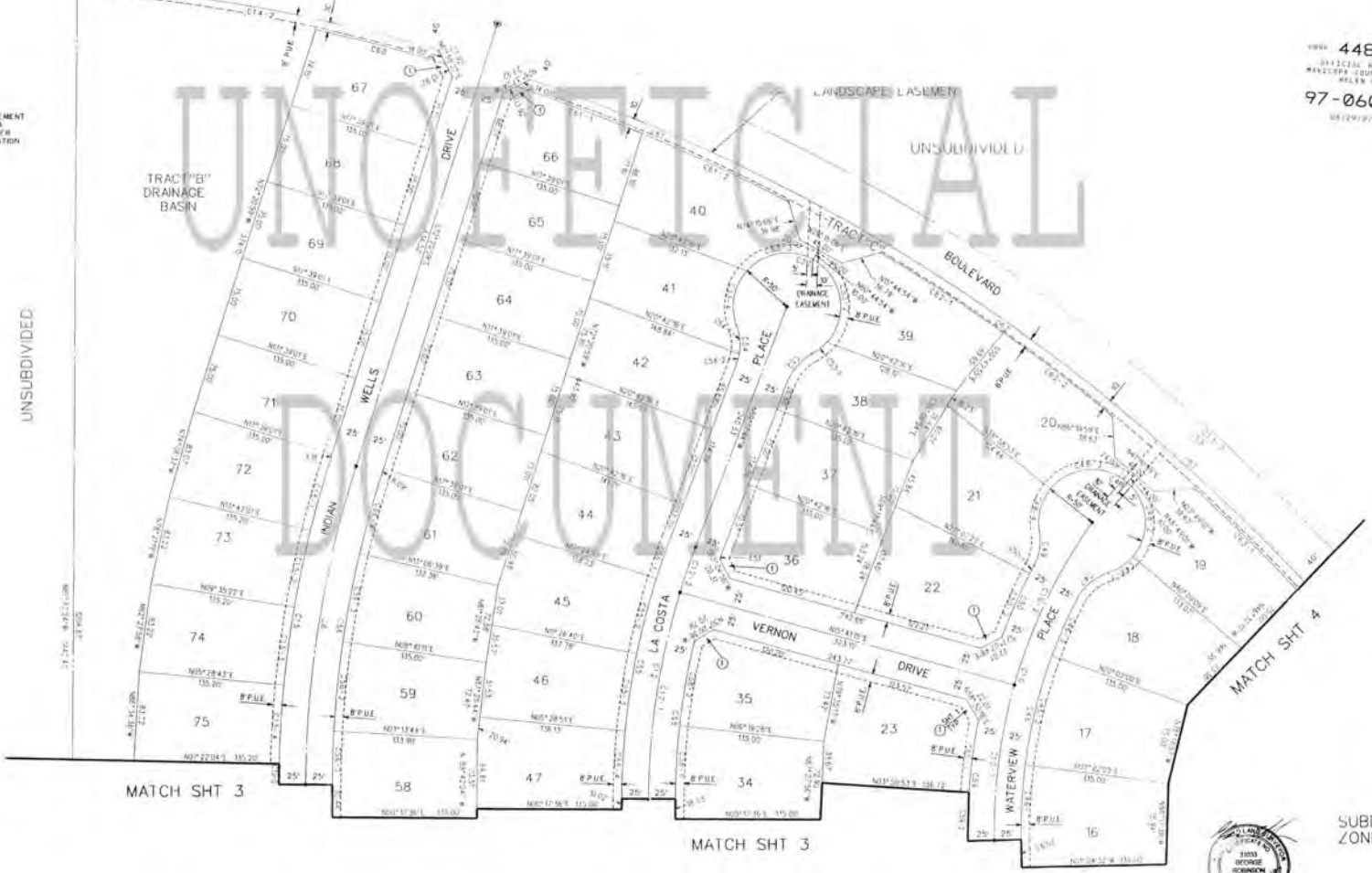
SUBDIVISION CASE # 596-22 ZONING CASE # 796-1B

COOPER COMMONS PARCEL 3 - FINAL PLAT - E.V.L. JOB# 9501189C PLAN



448 PAGE 43
 OFFICIAL RECORDS OF
 HENNEPIN COUNTY RECORDER
 HELEN PORCELLI
 97-0600544
 03/22

UNOFFICIAL DOCUMENT



STORM DRAINAGE EASEMENT
 LOCATED IN THIS AREA
 HAS BEEN RECORDED UNDER
 SEPARATE DOCUMENTATION

UNSUBDIVIDED

MATCH SHT 3

MATCH SHT 3

MATCH SHT 4



SUBDIVISION CASE #S96-22
 ZONING CASE #Z96-16

SHEET 2 OF 4



COE & VAN LOO
 CIVIL ENGINEERS, INC.
 4500 N. 75TH STREET
 MINNAPOLIS, MN 55412

DATE: May 27, 1997
 TIME: 11:55 AM
 FILE: 97-0600544-03/22/97



SCALE 1"=50'

Book 448 Page 43
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN BURELL
97-0600544
08/24/97 01/11

MATCH SHI 2

MATCH SHI 4

SHOW DRAINAGE EASEMENT
LOCATED IN THIS AREA HAS
BEEN RECORDED UNDER
SEPARATE DOCUMENTATION

CENTER OF SECTION 36
T 2S R 6E
FND 1/2" PIPE

NORTH - SOUTH
MD CENTER LINE

20' ENDING EASEMENT FOR LATERAL DITCH
BOOK 210 OF BILLS, PAGE 158 TO BE
REMOVED BY SEPARATE INSTRUMENT



SUBDIVISION CASE *S96-22
ZONING CASE *Z96-16
SHEET 3 OF 4

COE & VAN LOO
CONSULTANTS, INC.
1350 N. 17TH AVENUE
PHOENIX, ARIZONA
602-264-8837

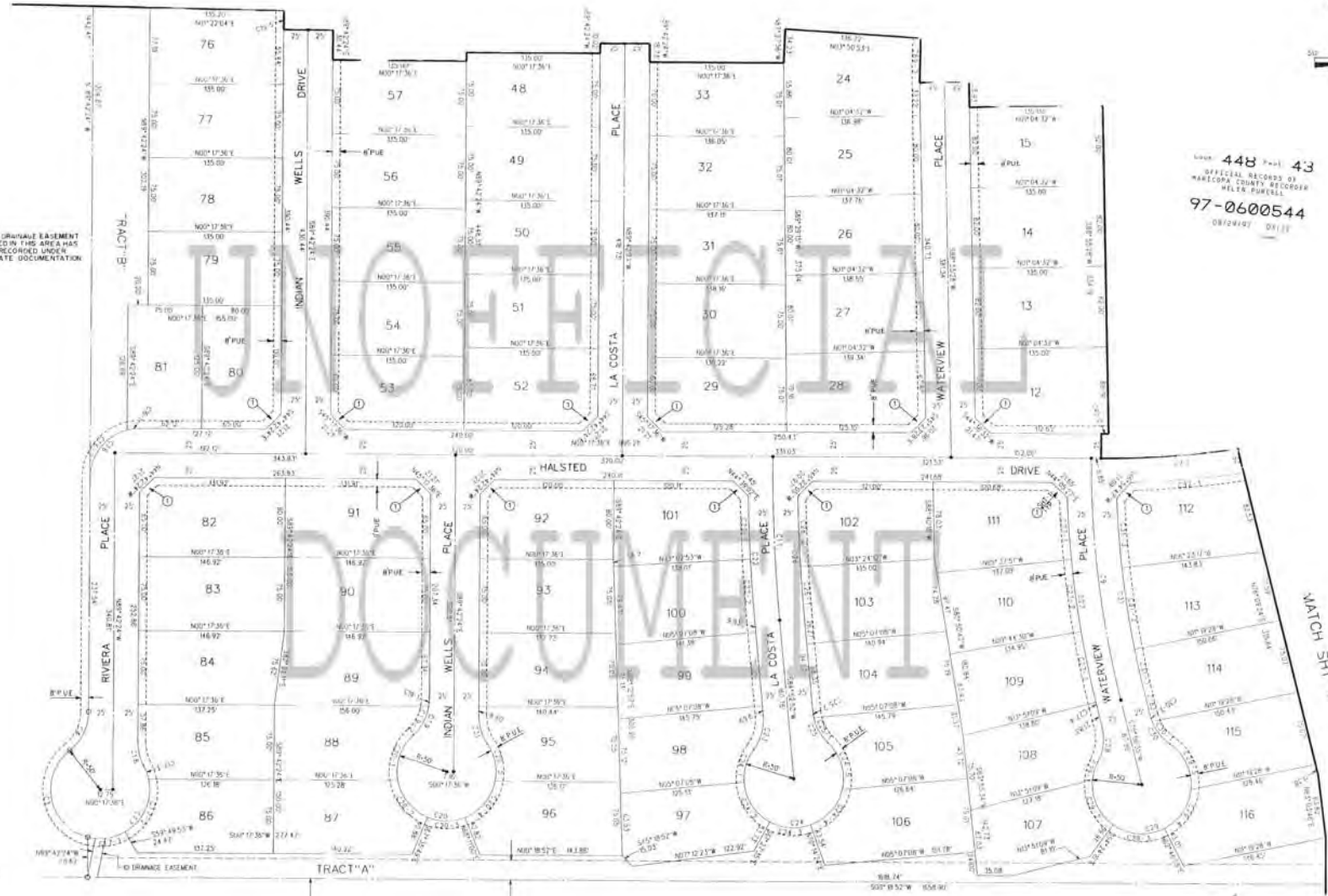
448-43

COOPER COMMONS PARCEL 3- FINAL PLAT - C.V.L. JOB# 95011806
PLAN F

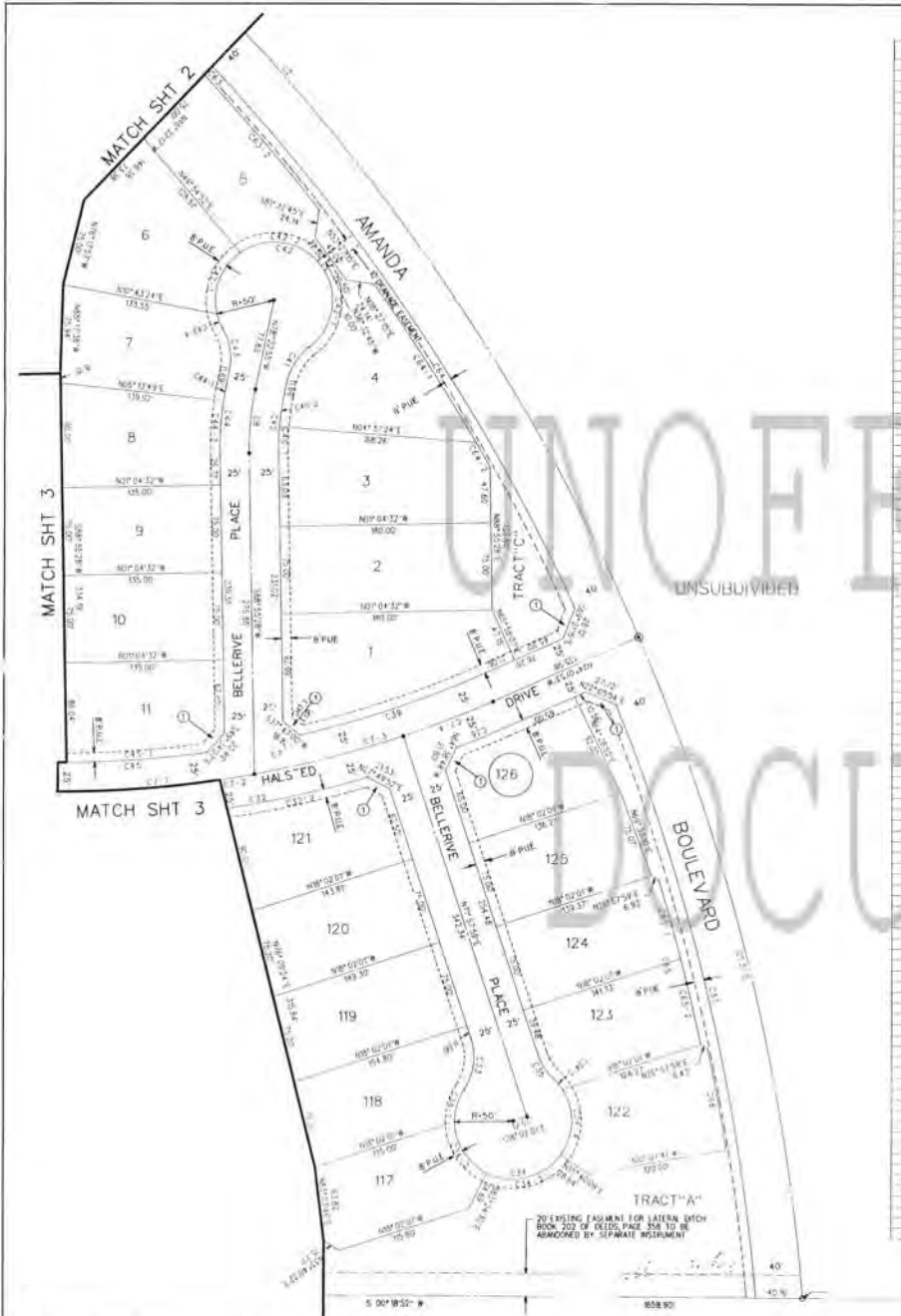
UNSUBDIVIDED

UNSUBDIVIDED

DATE: MAY 22, 1997
TIME: 11:40 AM
FILE: C:\3309\m\work\97\3309d\3309



DATE: May 22, 2014
 DRAWN BY: J. Van Looy
 CHECKED BY: J. Van Looy



NO.	STATION	CHORD	CHORD BEARING	TANGENT	CHORD	CHORD BEARING
1	0+00	0.00	0.00	0.00	0.00	0.00
2	0+00	0.00	0.00	0.00	0.00	0.00
3	0+00	0.00	0.00	0.00	0.00	0.00
4	0+00	0.00	0.00	0.00	0.00	0.00
5	0+00	0.00	0.00	0.00	0.00	0.00
6	0+00	0.00	0.00	0.00	0.00	0.00
7	0+00	0.00	0.00	0.00	0.00	0.00
8	0+00	0.00	0.00	0.00	0.00	0.00
9	0+00	0.00	0.00	0.00	0.00	0.00
10	0+00	0.00	0.00	0.00	0.00	0.00
11	0+00	0.00	0.00	0.00	0.00	0.00
12	0+00	0.00	0.00	0.00	0.00	0.00
13	0+00	0.00	0.00	0.00	0.00	0.00
14	0+00	0.00	0.00	0.00	0.00	0.00
15	0+00	0.00	0.00	0.00	0.00	0.00
16	0+00	0.00	0.00	0.00	0.00	0.00
17	0+00	0.00	0.00	0.00	0.00	0.00
18	0+00	0.00	0.00	0.00	0.00	0.00
19	0+00	0.00	0.00	0.00	0.00	0.00
20	0+00	0.00	0.00	0.00	0.00	0.00
21	0+00	0.00	0.00	0.00	0.00	0.00
22	0+00	0.00	0.00	0.00	0.00	0.00
23	0+00	0.00	0.00	0.00	0.00	0.00
24	0+00	0.00	0.00	0.00	0.00	0.00
25	0+00	0.00	0.00	0.00	0.00	0.00
26	0+00	0.00	0.00	0.00	0.00	0.00
27	0+00	0.00	0.00	0.00	0.00	0.00
28	0+00	0.00	0.00	0.00	0.00	0.00
29	0+00	0.00	0.00	0.00	0.00	0.00
30	0+00	0.00	0.00	0.00	0.00	0.00
31	0+00	0.00	0.00	0.00	0.00	0.00
32	0+00	0.00	0.00	0.00	0.00	0.00
33	0+00	0.00	0.00	0.00	0.00	0.00
34	0+00	0.00	0.00	0.00	0.00	0.00
35	0+00	0.00	0.00	0.00	0.00	0.00
36	0+00	0.00	0.00	0.00	0.00	0.00
37	0+00	0.00	0.00	0.00	0.00	0.00
38	0+00	0.00	0.00	0.00	0.00	0.00
39	0+00	0.00	0.00	0.00	0.00	0.00
40	0+00	0.00	0.00	0.00	0.00	0.00
41	0+00	0.00	0.00	0.00	0.00	0.00
42	0+00	0.00	0.00	0.00	0.00	0.00

NO.	STATION	CHORD	CHORD BEARING	TANGENT	CHORD	CHORD BEARING
42	0+00	0.00	0.00	0.00	0.00	0.00
43	0+00	0.00	0.00	0.00	0.00	0.00
44	0+00	0.00	0.00	0.00	0.00	0.00
45	0+00	0.00	0.00	0.00	0.00	0.00
46	0+00	0.00	0.00	0.00	0.00	0.00
47	0+00	0.00	0.00	0.00	0.00	0.00
48	0+00	0.00	0.00	0.00	0.00	0.00
49	0+00	0.00	0.00	0.00	0.00	0.00
50	0+00	0.00	0.00	0.00	0.00	0.00
51	0+00	0.00	0.00	0.00	0.00	0.00
52	0+00	0.00	0.00	0.00	0.00	0.00
53	0+00	0.00	0.00	0.00	0.00	0.00
54	0+00	0.00	0.00	0.00	0.00	0.00
55	0+00	0.00	0.00	0.00	0.00	0.00
56	0+00	0.00	0.00	0.00	0.00	0.00
57	0+00	0.00	0.00	0.00	0.00	0.00
58	0+00	0.00	0.00	0.00	0.00	0.00
59	0+00	0.00	0.00	0.00	0.00	0.00
60	0+00	0.00	0.00	0.00	0.00	0.00
61	0+00	0.00	0.00	0.00	0.00	0.00
62	0+00	0.00	0.00	0.00	0.00	0.00
63	0+00	0.00	0.00	0.00	0.00	0.00
64	0+00	0.00	0.00	0.00	0.00	0.00
65	0+00	0.00	0.00	0.00	0.00	0.00
66	0+00	0.00	0.00	0.00	0.00	0.00
67	0+00	0.00	0.00	0.00	0.00	0.00
68	0+00	0.00	0.00	0.00	0.00	0.00
69	0+00	0.00	0.00	0.00	0.00	0.00
70	0+00	0.00	0.00	0.00	0.00	0.00
71	0+00	0.00	0.00	0.00	0.00	0.00
72	0+00	0.00	0.00	0.00	0.00	0.00
73	0+00	0.00	0.00	0.00	0.00	0.00
74	0+00	0.00	0.00	0.00	0.00	0.00
75	0+00	0.00	0.00	0.00	0.00	0.00
76	0+00	0.00	0.00	0.00	0.00	0.00
77	0+00	0.00	0.00	0.00	0.00	0.00
78	0+00	0.00	0.00	0.00	0.00	0.00
79	0+00	0.00	0.00	0.00	0.00	0.00
80	0+00	0.00	0.00	0.00	0.00	0.00

BOOK 448 PAGE 43
 OFFICIAL RECORDS OF
 WABASKA COUNTY RECORDS
 HELEN PURCELL
 97-0600544
 08/29/97 03/02



N/4 CORNER SECTION 36
 T25S, R9E
 PND 1/2" ALUM. CAP

SUBDIVISION CASE #S96-22
 ZONING CASE #Z96-16

SHEET 4 OF 4

JOE & VAN LOO
 ENGINEERS
 4550 W. 97TH STREET
 SASKATOON, SASK. S0N 0V0

COOPER COMMONS PARCEL 3 - FINAL PLAT - C.V.L. JOB# 95011800
 PLAN F

448-14

LOT AREAS

Table listing lot numbers and areas, organized into columns. Includes lot numbers like 10101, 10102, 10103, etc., and their corresponding areas in acres.

DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA
KNOW ALL MEN BY THESE PRESENTS

THAT COOPER COMMONS II, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF COOPER COMMONS II PARCEL 4 OF COOPER COMMONS II AS RECORDED IN BOOK 448, PAGE 43 M.C.R. MARICOPA COUNTY RECORDS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 3 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN IN HEREIN PUBLISHED THIS FINAL PLAT AND FOR THE PLAT OF SAID COOPER COMMONS II PARCEL 4 AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVE THE DIMENSIONS OF THE LOTS, STRIPS, TRACTS AND EASEMENTS CONSTITUTING SAME, THAT EACH LOT, STRIP AND TRACT SHALL BE KNOWN BY THE NUMBER NAME OR LETTER THAT IS GIVEN EACH RESPECTIVELY ON SAID PLAT.

THAT COOPER COMMONS II, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS, EASEMENTS ARE HEREBY DEDICATED AS SHOWN ON THE PLAT EASEMENTS FOR STORM DRAINAGE AND RETENTION ARE HEREBY DEDICATED ACROSS THE ENTIRE AREA OF TRACTS A, C AND D. TRACT A THROUGH D ARE NOT TO BE CONSTRUCTED TO BE DEDICATED TO THE PUBLIC, BUT ARE TO BE DEDICATED TO THE COOPER COMMONS HOMEOWNERS ASSOCIATION FOR ITS USE AND ENJOYMENT AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND SAID ASSOCIATIONS SHALL BE RESPONSIBLE FOR THE MAINTENANCE THEREOF.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY OR BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR THE APPLICANT LOT/TRACT /PARCELCORNER.

IN WITNESS WHEREOF:
COOPER COMMONS II, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETOBY CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDESIGNED BY ME, THEREUNTO DULY AUTHORIZED THIS 25th DAY OF FEBRUARY, 1999, BY COOPER COMMONS II, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY.

BY LANDTREE PARTNERS, L.P., AN ARIZONA LIMITED LIABILITY COMPANY, ITS MANAGER/MEMBER
BY WEST MANAGEMENT LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, ITS MANAGER
BY THE RICHARD WEST COMPANY, AN ARIZONA CORPORATION, ITS GENERAL PARTNER

BY RICHARD B. WEST, JR. PRESIDENT
STATE OF ARIZONA
COUNTY OF MARICOPA

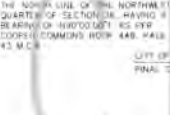
THE FOLLOWING INSTRUMENT, ACKNOWLEDGED BEFORE ME ON THIS 25th DAY OF FEBRUARY, 1999, BY RICHARD B. WEST PRESIDENT OF WEST MANAGEMENT LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, THE MANAGER OF LANDTREE PARTNERS, L.P., AN ARIZONA LIMITED LIABILITY COMPANY, THE MANAGER/MEMBER OF COOPER COMMONS II, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY, FOR AND ON BEHALF THEREOF.

IN WITNESS WHEREOF, I HERETOBY SET MY HAND AND OFFICE SEAL AT MESA, ARIZONA, THIS 25th DAY OF FEBRUARY, 1999.

GENERAL NOTES

- 1. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, TRENCHES AND DRIVEWAYS.
2. NO STRUCTURES OF ANY KIND-NAY BE CONSTRUCTED, OR ANY VEGETATION PLANTED, NOR BE ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS WHICH REQUIRE A WIDE THE FLOOR OF WATER TOLERANT SURFACINGS.
3. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
4. THE SUBDIVISION IS LOCATED WITHIN THE CITY OF CHANDLER WITHIN THE SERVICE AREA AND HAS BEEN DESIGNATED AS A SUBDIVISION WITHIN THE SUPPLY SERVICE AREA OF THE CITY OF CHANDLER.
5. THIS SUBDIVISION SHALL COMPLY WITH THE RESERVATION REQUIREMENTS FOR PLANNED AREA DEVELOPMENT DATED APRIL 13, 1995.
6. ALL OF ALL RESTRICTIONS, NO STRUCTURES OR LANDSCAPING ABOVE 24" IN HEIGHT SHALL BE ALLOWED WITHIN UTILITY EASEMENT EXCEPT IN ITS WEIGHMOMENTS NOT LESS THAN 6' ABOVE THE GROUND.
7. A 4" MINIMUM REAR YARD SETBACK WILL BE SET AT EACH LOT AND TRACT CORNER AT THE COMPLETION OF MASS SHADING.
8. ALL TRACTS NOT DEDICATED TO THE CITY OF CHANDLER SHALL BE IMPROVED IN ACCORDANCE WITH APPROVED PLANS AND DEDICATED TO THE COOPER COMMONS HOMEOWNERS ASSOCIATION AFTER PLAT RECORDED.
9. MINIMUM REAR YARD SETBACK FOR A TWO STORY STRUCTURE SHALL BE THREE(3) FEET.
10. ANY OTHER DRIVEWAYS AND EASEMENTS ARE ALLOWED TO BE PLACED WITHIN THE SAME AS SET FORTH IN THE PLAT AREA AND THEREBY NOT ALLOWED.

BASIS OF BEARING



RATIFICATION

BY THIS RATIFICATION, ROBERT E. EDWERS PRESIDENT OF COOPER COMMONS HOMEOWNERS ASSOCIATION, ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREIN.

PRESIDENT: Robert E. Edwers
DATE: 5-25-99

ACKNOWLEDGMENT

CITY OF CHANDLER
COUNTY OF MARICOPA
ON THIS 25th DAY OF FEBRUARY, 1999, I, THE UNDERSIGNED, ROBERT E. EDWERS, PRESIDENT OF COOPER COMMONS HOMEOWNERS ASSOCIATION, HAVE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A PUBLIC PERSONALLY APPEARED, AND THAT I HAVE BEEN AUTHORIZED TO DO SO AND EXECUTE THE FOREGOING INSTRUMENTS IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSES THEREIN CONTAINED IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

ROBERT E. EDWERS
NOTARY PUBLIC
MY COMMISSION EXPIRES 4-1-2000



CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MEASUREMENTS DESCRIBED HEREIN HAVE BEEN CAREFULLY SET OUT AND LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GERALD HUDGES
REGISTERED LAND SURVEYOR NO. 1557-A

DATE: 2-25-99

SURVEY CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON HAS BEEN MADE UNDER MY DIRECTION, THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO FIX THE SURVEY TO BE IN TRANCE.

DATE: 2-25-99

BY: Sheila E. Myers, Notary Public, My Commission Expires 4-1-2000.



A FINAL PLAT OF COOPER COMMONS II PARCEL 4

A Subdivision of Parcel 4 of Cooper Commons II, as recorded in Book 448, Page 43, M.C.R. Located in the SW 1/4 Section 36, T. 2 S., R. 5 E., Gila and Salt River Meridian Maricopa County, Arizona



INDEX PLAN



APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS 25th DAY OF February 1999.

APPROVED BY: [Signature] DATE: 6-10-99

APPROVED BY: [Signature] DATE: 6-11-99

APPROVED BY: [Signature] DATE: 6-11-99

APPROVED BY: [Signature] DATE: 6-2-99

APPROVED BY: [Signature] DATE: 6-2-99

APPROVED BY: [Signature] DATE: 6-2-99

AGRA Infrastructure, Inc. 4435 J. HOLMES AVE. MESA, ARIZONA 85209 PHONE (602) 830-1700 FAX (602) 830-1943 SHEET 1 OF 4 Job No. 01-1998-160-4

C.O.C. LOG NO. PT98-00119

BOOK 504 PAGE 43 OFFICIAL RECORDS MARICOPA COUNTY RECORDS 99-0561369 06/11/99 11:16

TYPICAL MINIMUM BUILDING SETBACKS

504-43

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1815.00	506.51	254.91	504.87	S09°33'00"E	152°09'27"
C2	1033.50	313.80	158.14	312.65	N81°31'00"E	122°03'27"
C3	822.38	248.06	124.98	247.12	N81°34'44"E	178°58'56"
C4	55.00	120.95	112.88	98.90	S43°50'58"W	128°05'11"
C5	55.00	16.65	8.39	16.58	S80°46'42"E	172°02'29"
C6	21.00	8.83	4.49	8.84	N102°03'42"E	202°15'11"
C7	55.00	16.65	8.39	16.58	S01°31'08"W	172°02'29"
C8	55.00	16.65	8.39	16.58	N81°32'49"E	172°02'29"
C9	55.00	113.93	92.78	94.62	N47°28'56"W	118°40'58"
C10	55.00	922.22	111.00	98.58	S43°27'41"E	122°03'27"
C11	55.00	16.65	8.39	16.58	S81°32'49"W	172°02'29"
C12	25.00	8.89	4.48	8.88	N102°10'07"E	202°15'07"
C13	55.00	16.65	8.39	16.58	S80°46'42"E	172°02'29"
C14	55.00	16.65	8.39	16.58	N68°30'02"W	122°03'29"
C15	55.00	120.05	105.60	97.60	S45°21'08"W	122°03'49"
C16	55.00	17.82	8.99	17.74	N68°30'16"E	18°42'54"
C17	55.00	116.19	91.38	95.76	S69°44'22"W	121°02'27"
C18	55.00	16.65	8.39	16.58	S68°53'19"E	172°02'29"

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.14	N45°21'38"E
L2	22.29	N47°26'56"W
L3	21.28	N44°38'22"W
L4	21.00	N41°01'01"E
L5	21.07	S00°49'48"E
L6	31.14	N31°25'10"E
L7	20.85	S92°01'00"W
L8	21.00	N44°25'56"W
L9	21.21	N45°11'04"E
L10	31.21	N45°11'04"E
L11	21.29	N44°25'56"W
L12	21.76	N61°03'51"W
L13	21.14	N45°21'38"E
L14	21.22	N45°30'48"E
L15	28.28	N44°50'18"W

LEGEND

- Indicates found monument as noted
- Indicates Set Brass Cap
- Indicates Corner of Subdivision
- Indicates Boundary of this Subdivision
- Indicates 8' Public Utilities Easement
- Indicates 1' Vehicular Non Access Easement
- Indicates Building Setback Line
- Indicates 30' x 30' Visibility Easement See detail, sheet 4

BEEN 504 PAGE 43
 STAFF: JESSICA WILSON
 REGISTERED PROFESSIONAL ENGINEER
 97-0561369
 CAPITAL CITY 11119



504-43

**COOPER COMMONS II
PARCEL 4**

AGRA Infrastructure, Inc.

4435 E. HOLMES AVE.
 MESA, ARIZONA 85204
 PHOENIX (602) 830-3100 FAX (602) 830-2903
 SHEET 2 OF 4 Job No. 01-1998-160-4



MATCH SHEET 3

C.O.C. LOG NO. PT98-00119

99-0561369

SUNSHINE UNIT TEN M.C.R. 392-21
SUNSHINE UNIT ELEVEN M.C.R. 391-09
SUNSHINE UNIT TWELVE M.C.R. 390-22



MATCH SHEET 2

MATCH SHEET 4

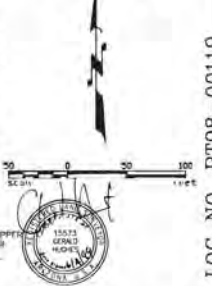
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	2000.00	632.17	318.74	629.54	N88°29'40"W	185°06'17"
C2	1000.00	316.57	159.82	315.84	N88°29'14"W	185°09'39"
C3	1100.00	131.79	65.93	131.63	N82°07'25"W	180°31'17"
C22	55.00	15.79	7.95	15.74	S83°04'49"W	182°06'38"
C23	55.00	121.95	110.41	88.48	N28°37'08"E	127°02'21"
C24	55.00	16.65	8.39	16.58	S26°23'48"W	177°20'28"
C25	55.00	75.65	8.39	16.58	S68°49'27"E	172°02'21"
C26	55.00	118.32	104.10	97.26	S44°35'22"E	124°18'02"
C27	55.00	16.65	8.39	16.58	S81°02'49"W	172°02'21"
C28	25.00	8.89	4.49	8.84	N10°00'43"W	202°15'11"
C29	25.00	122.65	112.98	98.90	S43°03'04"W	128°09'11"
C30	25.00	16.65	8.39	16.58	S80°46'42"E	172°02'21"
C31	55.00	16.65	8.39	16.58	N81°02'49"E	172°02'21"
C32	55.00	119.68	104.84	87.43	N44°20'06"W	124°40'38"
C33	55.00	16.65	8.39	16.58	S89°33'08"W	172°02'21"

LEGEND

- Indicates found monument as noted
- Indicates Set Brass Cap
- Indicates Corner of Subdivision
- Indicates Boundary of this Subdivision
- Indicates 8' Public Utilities Easement
- Indicates 1' Vehicular Non Access Easement
- Indicates Building Setback Line
- Indicates 30' x 30' Visibility Easement See detail, sheet 4

LINE TABLE		
LINE	LENGTH	BEARING
L13	23.87	S26°27'11"E
L15	21.28	N44°36'22"W
L16	21.21	N44°26'56"W
L17	21.21	N45°32'03"E
L18	21.21	N45°09'42"E
L19	21.21	N44°50'12"W
L22	21.21	N45°33'04"E
L23	21.21	N44°26'56"W
L24	21.28	N45°21'42"E
L25	21.26	N50°31'40"W
L26	21.14	N45°21'48"E
L27	21.14	N45°21'38"E
L28	21.26	N44°30'22"W
L29	21.21	N44°26'56"W

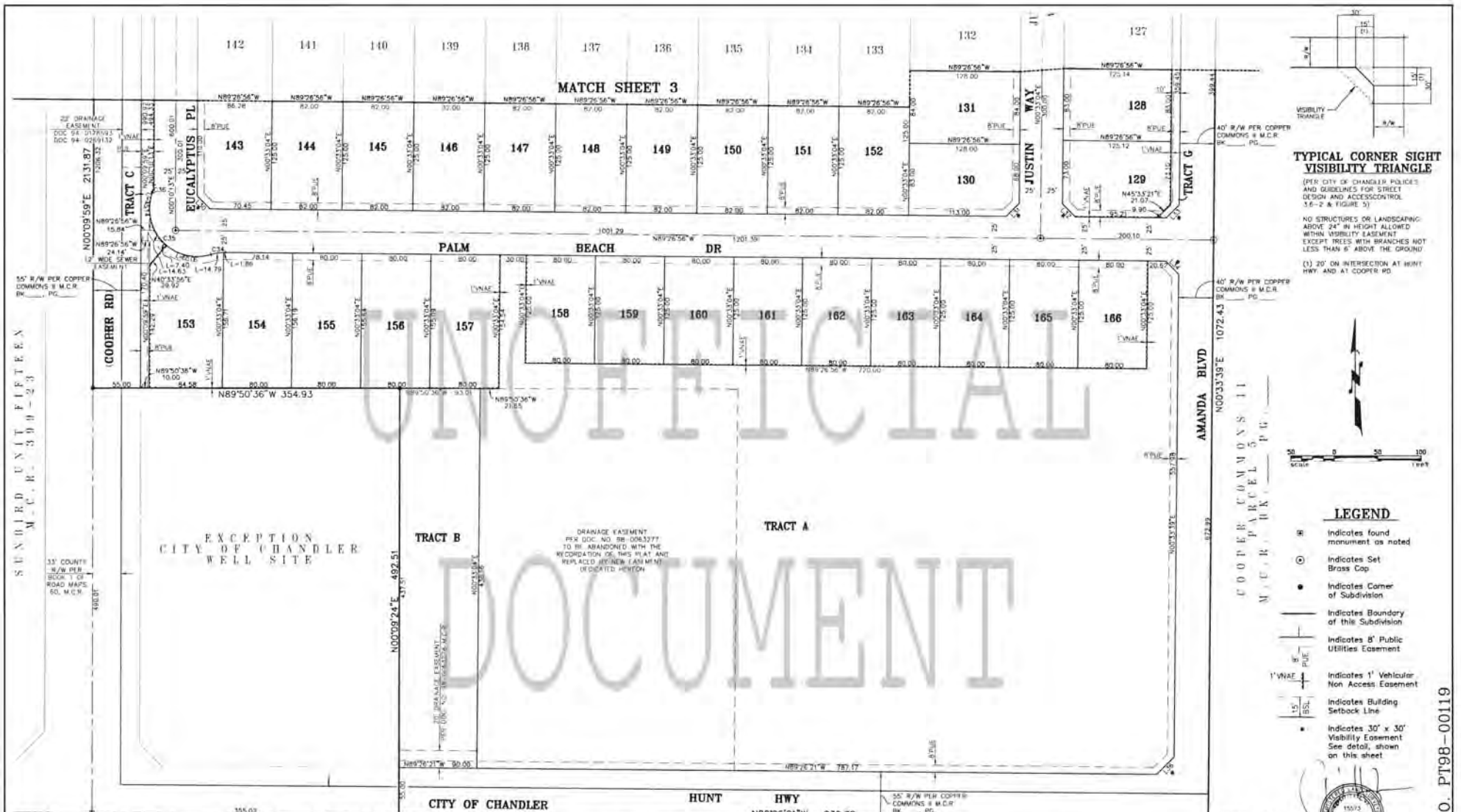
504-43



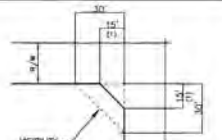
COOPER COMMONS II PARCEL 4

AGRA Infrastructure, Inc. ENGINEERING GLOBAL SOLUTIONS 4430 E. HOLMES AVE. MESA, ARIZONA 85204 PHONE (602) 830-3700 FAX (602) 830-3903 SHEET 3 OF 4 Job No. 01-1998-164-4

C.O.C. LOG NO. PT98-00119

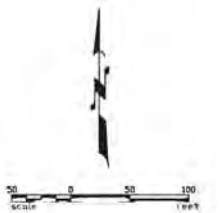


MATCH SHEET 3



TYPICAL CORNER SIGHT VISIBILITY TRIANGLE

(PER CITY OF CHANDLER POLICE AND GUIDELINES FOR STREET DESIGN AND ACCESS CONTROL 3.6-2 & FIGURE 3)
 NO STRUCTURES OR LANDSCAPING ABOVE 24' IN HEIGHT ALLOWED WITHIN VISIBILITY TRIANGLE EXCEPT TREES WITH BRANCHES NOT LESS THAN 6' ABOVE THE GROUND.
 (1) 20' ON INTERSECTION AT HWY AND AT COOPER RD



LEGEND

- ⊕ Indicates found monument as noted
- ⊙ Indicates Set Brass Cap
- Indicates Corner of Subdivision
- Indicates Boundary of this Subdivision
- Indicates 8' Public Utilities Easement
- Indicates 1' Vehicular Non Access Easement
- Indicates Building Setback Line
- Indicates 30' x 30' Visibility Easement See details shown on this sheet



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C14	58.00	16.65	8.39	18.58	S81°32'49"W	27°28'29"
C15	55.00	12.72	11.10	18.58	S41°02'41"E	32°19'28"
C16	25.00	8.89	4.49	8.84	N16°21'08"E	32°21'51"

LINE TABLE

LINE	LENGTH	BEARING
1.00	21.28	N44°38'22"W
1.31	21.21	N45°33'04"E
1.32	21.21	N44°26'56"W
1.33	21.21	N45°23'21"E
1.34	21.21	N44°45'30"W
1.36	28.28	N45°33'32"E

BOOK 504 PAGE 43
 OFFICIAL RECORDS BY
 MARICOPA COUNTY RECORDER
 MELIN BUSTILL
 99-0561369
 06/11/20 11:19

504-43 **AGRA Infrastructure, Inc.**
 PROJECT MANAGERS: GLENDA CALLETTA-MAE
 4435 E. HOLMES AVE.
 MESA, ARIZONA, 85206
 PHONE (602) 830-3700 FAX (602) 830-3903
 SHEET 4 DF 4 Job No. 01-1998-150-4

SUNBIRD UNIT FIFTEEN
 M.C.R. 390-23

EXCEPTION
 CITY OF CHANDLER
 WELL SITE

TRACT B

TRACT A

CITY OF CHANDLER HUNT HWY PINAL COUNTY

SW COR SEC 36
 T. 2 S., R. 5 E.
 TO M.C.D. 1 B.C.
 W.H.H. STAMPED
 SEC. 35 T. 2 S., R. 5 E.

377 05/16/19
 S.W. RECD
 BOOK 504
 PAGE 43
 M.C.R.

C.O.C. LOG NO. PT98-00119

A FINAL PLAT
OF
COOPER COMMONS II
PARCEL 5

A subdivision of Parcel 5, Cooper Commons II, Book _____ Page _____, MCR, located in
A Portion of the S 1/2 Section 36,
T. 2 S., R. 5 E., Gila and Salt River Meridian
Maricopa County, Arizona

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 36, HAVING A BEARING OF N50°00'00"E AS PER COOPER COMMONS PARCEL 3 RECORDED IN BOOK 449, PAGE 43 M.C.E.

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT COOPER COMMONS II, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "COOPER COMMONS II PARCEL 5" A PORTION OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "COOPER COMMONS II PARCEL 5" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVE THE DIMENSIONS OF THE LOTS, STREETS, TRACTS AND EASEMENTS CONSTITUTING SAME, THAT EACH LOT, STREET AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME, OR LETTER THAT IS GIVEN EACH RESPECTIVELY ON SAID PLAT.

THAT COOPER COMMONS II, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH, THE STREETS,

EASEMENTS ARE TO BE DEDICATED AS SHOWN ON THE PLAT.

TRACTS D THROUGH YY ARE TO BE DESIGNED AS PRIVATE DRIVES, AN EASEMENT IS HEREBY GRANTED TO THE CITY OF CHANDLER AND UTILITY COMPANIES FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC UTILITY LINES, AND FACILITIES INCLUDING WITHOUT LIMITATION WATER, SEWER, ELECTRICITY, GAS, TELEPHONE AND CABLE TV, AND ACCESS AND EGRESS FOR THE OPERATION AND MAINTENANCE OF SUCH UTILITIES FOR TRASH REMOVAL AND EMERGENCY SERVICES VEHICLES ACROSS THE ENTIRE AREA OF SAID TRACTS D THROUGH YY.

TRACTS A THROUGH AAA ARE NOT TO BE CONSTRUCTED TO BE DEDICATED TO THE PUBLIC BUT ARE TO BE CONVEYED TO THE COOPER COMMONS HOMEOWNER'S ASSOCIATION FOR ITS USE AND ENJOYMENT AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND SAID ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE THEREOF. A PEDESTRIAN ACCESS EASEMENT IS HEREBY DEDICATED TO THE PUBLIC ACROSS THE ENTIRE AREA OF TRACTS A THROUGH N. A PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED TO PUBLIC ACROSS THE ENTIRE AREA OF TRACTS D, E, F, L, M, AND N. A PRIVATE CROSS ACCESS EASEMENT FOR DRAINAGE AND RETENTION IS HEREBY DEDICATED ACROSS THE ENTIRE AREA OF TRACTS A THROUGH N. PRIVATE UTILITY EASEMENTS ARE HEREBY DEDICATED ACROSS THE ENTIRE AREA OF TRACTS D THROUGH YY. A LANDSCAPE EASEMENT IS HEREBY DEDICATED ACROSS TRACTS ZZ AND AAA.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACH OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OF THE ABUTTING LOT/TRACT/PARCEL/OWNER.

IN WITNESS WHEREOF:

COOPER COMMONS II, L.L.C., AN ARIZONA LIMITED COMPANY, AS OWNER, HAS HEREBY CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS 23 DAY OF February, 1999, BY COOPER COMMONS II, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY.

BY: CAREFREE PARTNERS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, ITS MANAGER/MEMBER

BY: WEST MANAGEMENT LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, ITS MANAGER

BY: THE RICHARD WEST COMPANY, AN ARIZONA CORPORATION, ITS GENERAL PARTNER

BY: Richard B. West
RICHARD B. WEST, II PRESIDENT

ACKNOWLEDGMENT

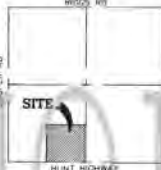
STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

THE FOREGOING INSTRUMENT ACKNOWLEDGED BEFORE ME ON THIS 23 DAY OF February, 1999, BY RICHARD B. WEST, II, PRESIDENT OF THE RICHARD WEST COMPANY, AN ARIZONA LIMITED PARTNER IN WEST MANAGEMENT LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, THE MANAGER OF CAREFREE PARTNERS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, THE MANAGER/MEMBER OF COOPER COMMONS II, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, FOR AND ON BEHALF THEREOF.

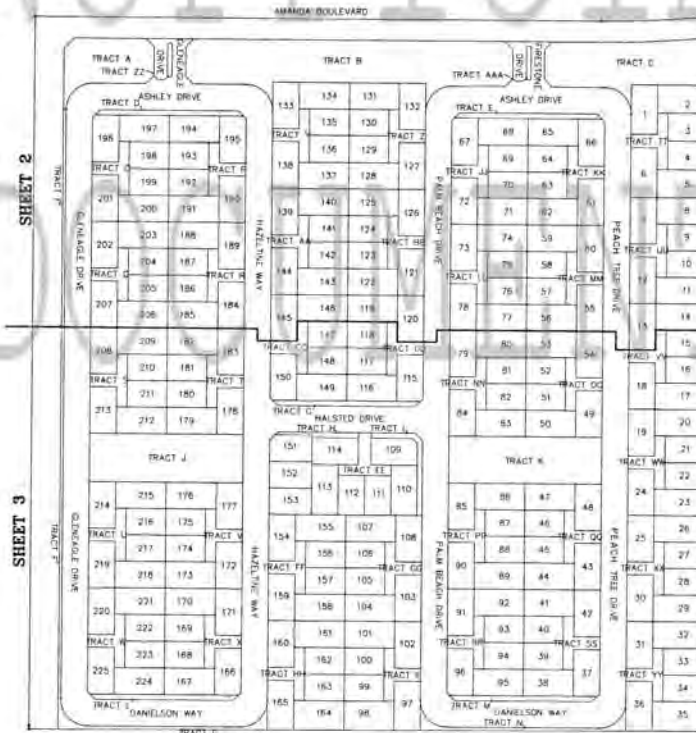
IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

BY: Shirley C. May 5-25-99
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: 4-1-2001



VICINITY MAP
N.T.S.



GENERAL NOTES

- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
- NO STRUCTURES OF ANY KIND MAY BE CONSTRUCTED, OR ANY VEGETATION PLANTED NOR BE ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS WHICH WOULD IMPAIR THE FLOW OF WATER THROUGH THE EASEMENTS.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF CHANDLER WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL GUIDELINES FOR PLANNED AREA DEVELOPMENT DATED APRIL 13, 1989.
- KEY LOT RESTRICTIONS.
NO STRUCTURES OR LANDSCAPING ABOVE 24" IN LENGTH ALLOWED WITHIN VISIBILITY EASEMENT EXCEPT TREES WITH BRANCHES NOT LESS THAN 6' ABOVE THE GROUND.
- A #4 REBAR 18" IN LENGTH WILL BE SET AT EACH LOT AND TRACT CORNER AT THE COMPLETION OF MASS GRADING.
- CROSS AREA = 1709295 S.F. = 39,240 AC.
- RESIDENTIAL WASTE COLLECTION CARTS WILL BE PICKED UP FROM THE THROUGH STREET SIDE. ONE WASTE CARTS MUST BE PLACED ALONG THE CURB IN AN AREA DESIGNATED "NO PARKING". RESIDENTS MUST PLACE AND REMOVE CONTAINERS AS SEPARATED HEREIN AND IN THE HOMEOWNERS' COVENANTS, COVENANTS AND RESTRICTIONS.

RATIFICATION

BEFORE THIS RATIFICATION, Russell E. Ewers DULY ELECTED PRESIDENT OF COOPER COMMONS HOMEOWNERS ASSOCIATION ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREIN:

BY: Russell E. Ewers
NAME

PRESIDENT 5-25-99
TITLE DATE

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS 25 DAY OF May, 1999, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Russell E. Ewers AND THAT HE/SH/BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSES THEREOF CONTAINED. IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL.

BY: Shirley C. May
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-1-2001



APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS 25 DAY OF February, 1999

BY: Gary S. Johnson 6/10/99
MAYOR DATE

ATTEST: Gerald Hughes 6-11-99
CLERK OF CLERKS DATE

THIS IS TO CERTIFY THAT THE SUBDIVISION ON ALL LOTS SHOWN UPON THIS SUBDIVISION CONFORM TO ZONING AND PLANNING POLICES AND ARE SUITABLE FOR THE PURPOSE FOR WHICH THEY ARE SUBDIVIDED.

BY: Dee Bull 6/2/99
PLANNING DIRECTOR DATE

THIS IS TO CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE CITY CODE HAVE BEEN COMPLIED WITH AND THAT THE PROPOSED SUBDIVISION IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576, ARIZONA REVISED STATUTES.

BY: Ben J. Dalton 6-2-99
CITY ENGINEER 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.



BY: Gerald Hughes
REGISTERED LAND SURVEYOR NO. 15573

504-44

BOOK 504 PAGE 44
OFFICIAL RECORD OF
MARICOPA COUNTY RECORDER
WELCH PORTALL
99-0561370
06/11/99 11:29

AGRA Infrastructure, Inc.

ENGINEERING & SURVEYING SOLUTIONS
2850 E. BROWN ROAD SUITE 17
MESA, ARIZONA 85215-5432
PHONE (602) 830-2700 FAX (602) 830-3903
SHEET 1 OF 4 Job No. 01-1998-160

C.O.C. LOG NO. PT98-00116

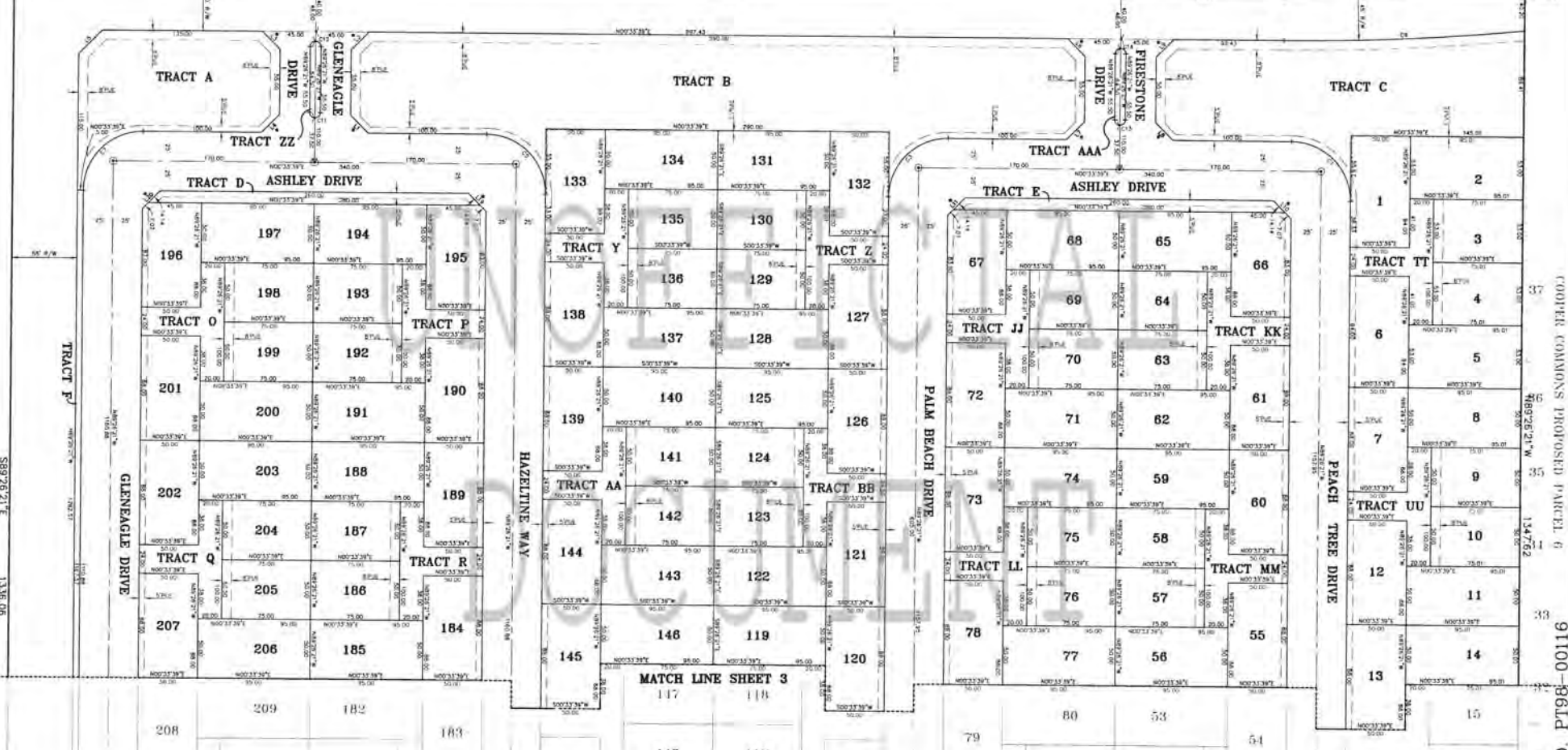
NO COP REC. IN
PL. H.A. STAMPED
NO. 31, 175, 107

NO. 31 TO BE SET
BY OTHERS

NO. 31 TO BE SET
BY OTHERS

AMANDA BOULEVARD
N00°33'39"E 1072.43

C10



LEGEND

- Indicates found monument as noted
- Indicates Brass Cap to be set.
- Indicates Corner of Subdivision
- Indicates Boundary of this Subdivision
- Indicates if Public Utilities & Facilities Easement
- Indicates if Vehicular Non Access Easement
- Indicates Building Setback Line
- ▲ See Sight Visibility Triangle Detail Sheet #



504-44

LINE	LENGTH	BEARING
L1	21.21	S45.33.33"W
L2	21.21	S45°33'33"W
L3	21.21	S45°33'33"W
L4	21.21	S44°28.21"E
L5	21.21	S45°33'33"W
L6	21.21	S45°33'33"W
L7	21.21	S44°28.21"E
L8	21.21	S45°33'33"W
L9	21.21	S45°33'33"W
L10	21.21	S44°28.21"E
L11	21.21	S45°33'33"W
L12	21.21	S45°33'33"W
L13	21.21	S44°28.21"E

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	50.00	16.54	50.00	70.71	S45.33.33"W	90.0000
C2	50.00	16.54	50.00	70.71	S44°28'21"E	90.0000
C3	50.00	16.54	50.00	70.71	S45.33.33"W	90.0000
C4	50.00	16.54	50.00	70.71	S44°28'21"E	90.0000
C5	50.00	16.54	50.00	70.71	S45.33.33"W	90.0000
C6	50.00	16.54	50.00	70.71	S44°28'21"E	90.0000
C7	50.00	16.54	50.00	70.71	S45.33.33"W	90.0000
C8	50.00	16.54	50.00	70.71	S44°28'21"E	90.0000
C9	50.00	16.54	50.00	70.71	S45.33.33"W	90.0000
C10	50.00	16.54	50.00	70.71	S44°28'21"E	90.0000
C11	50.00	16.54	50.00	70.71	S45.33.33"W	90.0000
C12	50.00	16.54	50.00	70.71	S44°28'21"E	90.0000
C13	50.00	16.54	50.00	70.71	S45.33.33"W	90.0000
C14	50.00	16.54	50.00	70.71	S44°28'21"E	90.0000

504 PAGE 44
OFFICIAL RECORDS OF
HARTSFORD COUNTY DEEDS
HELEN MURCELL
99-0561370
SHEET 2 OF 4

COOPER COMMONS II
PARCEL 5

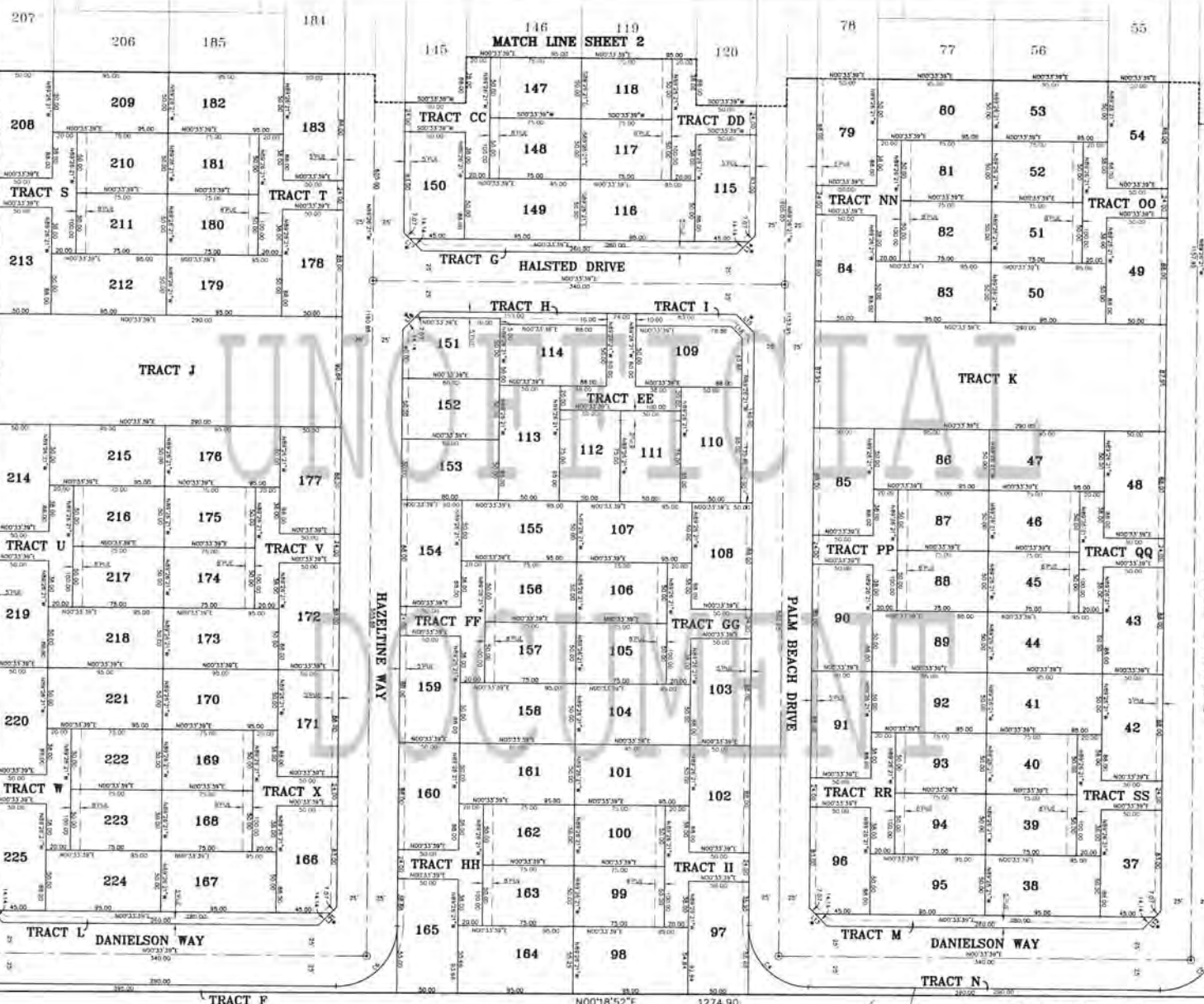
AGRA Infrastructure, Inc.
ENGINEERING GLOBAL SOLUTIONS
2830 E. BROWN ROAD SUITE 17
MESA, ARIZONA 85215-5452
PHONE (602) 830-3700 FAX (602) 830-3903
SHEET 2 OF 4 Job No. 01-1998-160

COOPER COMMONS PROPOSED PARCEL 5
S89°28'21"W
134.762'
C.O.C. LOG NO. P1100-96100-1110

DATE PLOTTED: 08/23/11 10:45:14 AM '11 BY: JEFFREY W. HESTER (P) 15513

0761950-66

APPROVED FOR RECORD



LINE TABLE			
LINE	LENGTH	BEARING	
117	20.00	N44°26'21\"	
118	21.00	N45°22'30\"	
119	21.00	N45°22'30\"	
120	21.00	S45°22'30\"	
121	21.00	S44°25'21\"	

LINE TABLE			
LINE	LENGTH	BEARING	
117	21.00	N44°26'21\"	
118	21.00	N45°22'30\"	
119	21.00	N45°22'30\"	
120	21.00	S45°22'30\"	
121	21.00	S44°25'21\"	

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
CS1	50.00	16.54	28.34	28.34	90°00'00\"
CS2	50.00	16.54	28.34	28.34	90°00'00\"
CS3	50.00	16.54	28.34	28.34	90°00'00\"



504-44
COOPER COMMONS II
PARCEL 5

AGRA Infrastructure, Inc.
ENGINEERING & CONSULTING SOLUTIONS
2630 E. BROWN ROAD SUITE 17
MESA, ARIZONA 85213-8430
PHONE (602) 830-3700 FAX (602) 830-3903
SHEET 3 OF 4 Job No. 01-1998-160

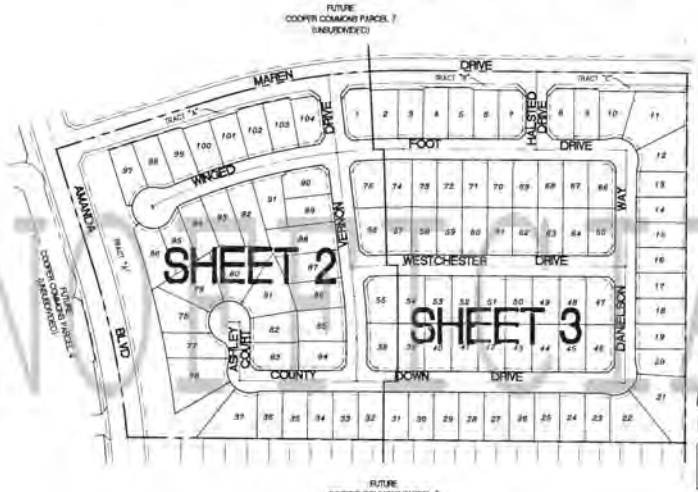
C.O.C. LOC NO. 86100-86100-01 91100-86100-01 27 COOPER COMMONS PROPOSED PARCEL 5 1347.82' 30 31 32 33 34 35 36 37 38 39 40 41 42

FINAL PLAT FOR COOPER COMMONS II - PARCEL 6

A SUBDIVISION OF PARCEL 6 ACCORDING TO THE FINAL PLAT OF COOPER COMMONS II AS RECORDED IN BOOK 19 PAGE 19 M.C.R., AND LOCATED WITHIN THE SOUTH HALF OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

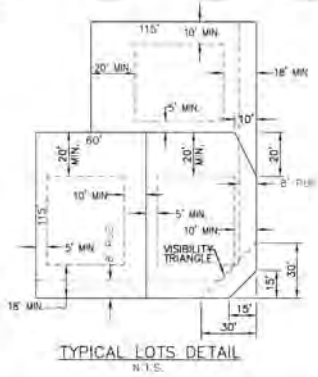


- NOTES:**
- 1) ALL UTILITIES AND SINGLE PHASE ELECTRIC LINES ARE TO BE INSTALLED UNDERGROUND
 - 2) CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
 - 3) A HOMEOWNER'S ASSOCIATION INCLUDING ALL PROPERTY OWNERS WITHIN THE SUBDIVISION, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS NOTED AS TRACTS.
 - 4) 1/2" REBAR WILL BE SET AT ALL LOT AND TRACT CORNERS AT THE COMPLETION OF MASS DRAINING.
 - 5) THE FOLLOWING CRITERIA APPLIES TO VISIBILITY EASEMENTS, GROUND COVER, PLUMBERS, AND GRANITE LESS THAN 2" (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN 8" ABOVE GROUND ARE ALLOWED WITHIN THIS AREA. TREES SHALL NOT BE SPACED LESS THAN 8' APART.
 - 6) NO STRUCTURES OF ANY KIND MAY BE CONSTRUCTED, OR ANY VEGETATION PLANTED NEAR BE ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS WHICH WOULD IMPAIR THE FLOW OF WATER THROUGH THE EASEMENTS.
 - 7) MINIMUM REAR-YARD SETBACK FOR A TWO STORY BUILDING SHALL BE THIRTY (30) FEET ON DESIGNATED LOTS.
 - 8) THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL GUIDELINES FOR PLANNED AREA DEVELOPMENT DATED APRIL 13, 1995.
 - 9) KEY LOT RESTRICTIONS: NO STRUCTURES OR LANDSCAPING ABOVE 24" IN HEIGHT ALLOWED WITHIN VISIBILITY EASEMENT EXCEPT TREES WITH BRANCHES NOT LESS THAN 8' ABOVE THE GROUND.
 - 10) THIS SUBDIVISION IS LOCATED WITHIN FLOOD ZONE X PER FEMA (FLOOD INSURANCE RATE MAP 040130320F DATED DECEMBER 3, 1993).
 - 11) ALL TRACTS NOT DEDICATED TO THE CITY OF CHANDLER SHALL BE IMPROVED IN ACCORDANCE WITH APPROVED PLANS AND DECISIONS OF THE HOME OWNERS ASSOCIATION AFTER IT IS FORMED.



INDEX / KEY MAP

BASIS OF BEARINGS
THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 36, HAVING A BEARING OF N89°00'00" W AS RECORDED PER COOPER COMMONS PARCEL 3, BY 448 P.C.42, M.C.R.



TRACT	TRACT USAGE
TRACT A = 1.858238 ACRES - OPEN SPACE, RETENTION, P.U.E.	
TRACT B = 0.133466 ACRES - OPEN SPACE, RETENTION, P.U.E.	
TRACT C = 0.192045 ACRES - OPEN SPACE, RETENTION, P.U.E.	
TOTAL AREA OF OPEN SPACE = 1.894999 ACRES, 6.75%	

- LEGEND**
- P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
 - V.E. VISIBILITY EASEMENT (AS MEASURED ON RIGHT-OF-WAY LINE OR LOT LINE)
 - B.C. BRASS CAP
 - BOUNDARY LINE
 - RIGHT-OF-WAY LINE
 - CENTERLINE
 - EASTMENT LINE
 - LOT LINE
 - ⊕ BRASS CAP IN HAND HOLE
 - ⊕ BRASS CAP FLUSH
 - 1/2" REBAR UNLESS NOTED OTHERWISE

DEDICATION
STATE OF ARIZONA }
COUNTY OF MARICOPA } 55

KNOW ALL MEN BY THESE PRESENTS:

THAT COOPER COMMONS II, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "COOPER COMMONS II PARCEL 6", A SUBDIVISION OF PARCEL 6 ACCORDING TO THE FINAL PLAT OF COOPER COMMONS II AS RECORDED IN BOOK 19 PAGE 19 M.C.R. AND LOCATED WITHIN THE SOUTH HALF OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "COOPER COMMONS II PARCEL 6" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME, AND THAT EACH SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT AND HEREBY DECARES TO THE PUBLIC FOR USE AS SUCH THE STREETS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES, EASEMENTS AND DEDICATED FOR THE PURPOSES SHOWN WHICH INCLUDE PUBLIC UTILITIES, VISIBILITY AND VEHICULAR NON-ACCESS. TRACTS "A" THROUGH "C" ARE NOT TO BE CONSTRUED TO BE DEDICATED FOR THE USE OF THE GENERAL PUBLIC BUT ARE DEDICATED TO THE HOMEOWNERS IN COOPER COMMONS FOR THEIR USE AND ENJOYMENT AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. TRACTS "A" THROUGH "C" ARE FURTHER DECLARED TO BE FOR THE PURPOSES OF STORM WATER RETENTION, LANDSCAPING AND PEDESTRIAN ACCESS. THE LANDSCAPE MAINTENANCE OF TRACTS "A" THROUGH "C" IS THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. THE MAINTENANCE OF LANDSCAPING WHEN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR THE ABUTTING LOT/TRACT/PARCEL OWNER.

IN WITNESS WHEREOF:

COOPER COMMONS II, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETOBY CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE SIGNED BY THE SIGNATORY OF THE UNDERSIGNED OFFICERS THEREAFTER AUTHORIZED THIS 22nd DAY OF April 1999, BY COOPER COMMONS II, AN ARIZONA LIMITED LIABILITY COMPANY.

BY: CARITREY PARTNERS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, ITS MANAGER/MEMBER

BY: WEST MANAGEMENT LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, ITS MANAGER

BY: THE RICHARD WEST COMPANY, AN ARIZONA CORPORATION, ITS GENERAL PARTNER

BY: *Richard B. West II*
RICHARD B. WEST II, PRESIDENT

ACKNOWLEDGEMENT
STATE OF ARIZONA }
COUNTY OF MARICOPA } 55

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 22nd DAY OF April 1999, BY RICHARD B. WEST II, PRESIDENT OF THE RICHARD WEST COMPANY, AN ARIZONA CORPORATION, THE GENERAL PARTNER IN WEST MANAGEMENT LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, THE MANAGER OF CARITREY PARTNERS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, THE MANAGER/MEMBER OF COOPER COMMONS II, AN ARIZONA LIMITED LIABILITY COMPANY, FOR AND ON BEHALF THEREOF.

HOMEOWNERS ASSOCIATION
RATIFICATION
BY THIS RATIFICATION, RUSSELL E. EWERS, ONLY EJECTED PRESIDENT OF "COOPER COMMONS II" HOMEOWNERS ASSOCIATION, ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREIN.

Russell E. Ewers 4/22/99
RUSSELL E. EWERS DATE

ACKNOWLEDGMENT
STATE OF ARIZONA }
COUNTY OF MARICOPA } 55

ON THIS, THE 22nd DAY OF April 1999, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RUSSELL E. EWERS, WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF "COOPER COMMONS II" HOMEOWNERS ASSOCIATION AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING RATIFICATION IN THE CAPACITY THEREIN STATED AND, FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF: I HERETOBY SET MY HAND AND OFFICIAL SEAL

Shirley E. May
NOTARY PUBLIC

MY COMMISSION EXPIRES 4-1-2010

CITY OF CHANDLER

CERTIFICATION
THIS IS TO CERTIFY THAT IN MY OPINION ALL LOTS SHOWN UPON THIS SUBDIVISION CONFORM TO GOOD LAND PLANNING POLICIES AND ARE SUITABLE FOR THE PURPOSES FOR WHICH THEY ARE SUBDIVIDED.

APPROVED BY: *[Signature]* PLANNING DIRECTOR DATE: 4/22/99

CERTIFICATION
THIS IS TO CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE CITY CODE HAVE BEEN COMPLIED WITH AND THAT THE PROPOSED SUBDIVISION IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-578, ARIZONA REVISED STATUTES.

[Signature] 5-20-99
CITY ENGINEER DATE

APPROVAL
APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS 19th DAY OF April 1999.

BY: *[Signature]* MAYOR ATTEST: *[Signature]* CITY CLERK

SURVEYOR'S CERTIFICATION
THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT & ACCURATE AND THAT MONUMENTS DESCRIBED WEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

APPROVED BY: PAUL M. SOMERS RLS #01 - 19854
CMX GROUP, INC. 1515 E. MISSOURI, SUITE 115, PHOENIX, AZ 85014

Paul M. Somers

FINAL PLAT

COOPER COMMONS II - PARCEL 6
COOPER ROAD AND HUNT HIGHWAY
CHANDLER, ARIZONA

CMX GROUP INC.
ENGINEERING
PROJECT ADMINISTRATION
CONSTRUCTION ANALYSIS

1515 E. MISSOURI
PHOENIX, AZ 85014
PH (602)278-8436
FAX (602)265-1191

CMX JOB NO. 5972-6 DATE: JANUARY 1999 SCALE: 1"=50'

DESIGNED: CMX DRAWN: CMX APPROVED: DTP

REV: _____ DWG. NO: _____

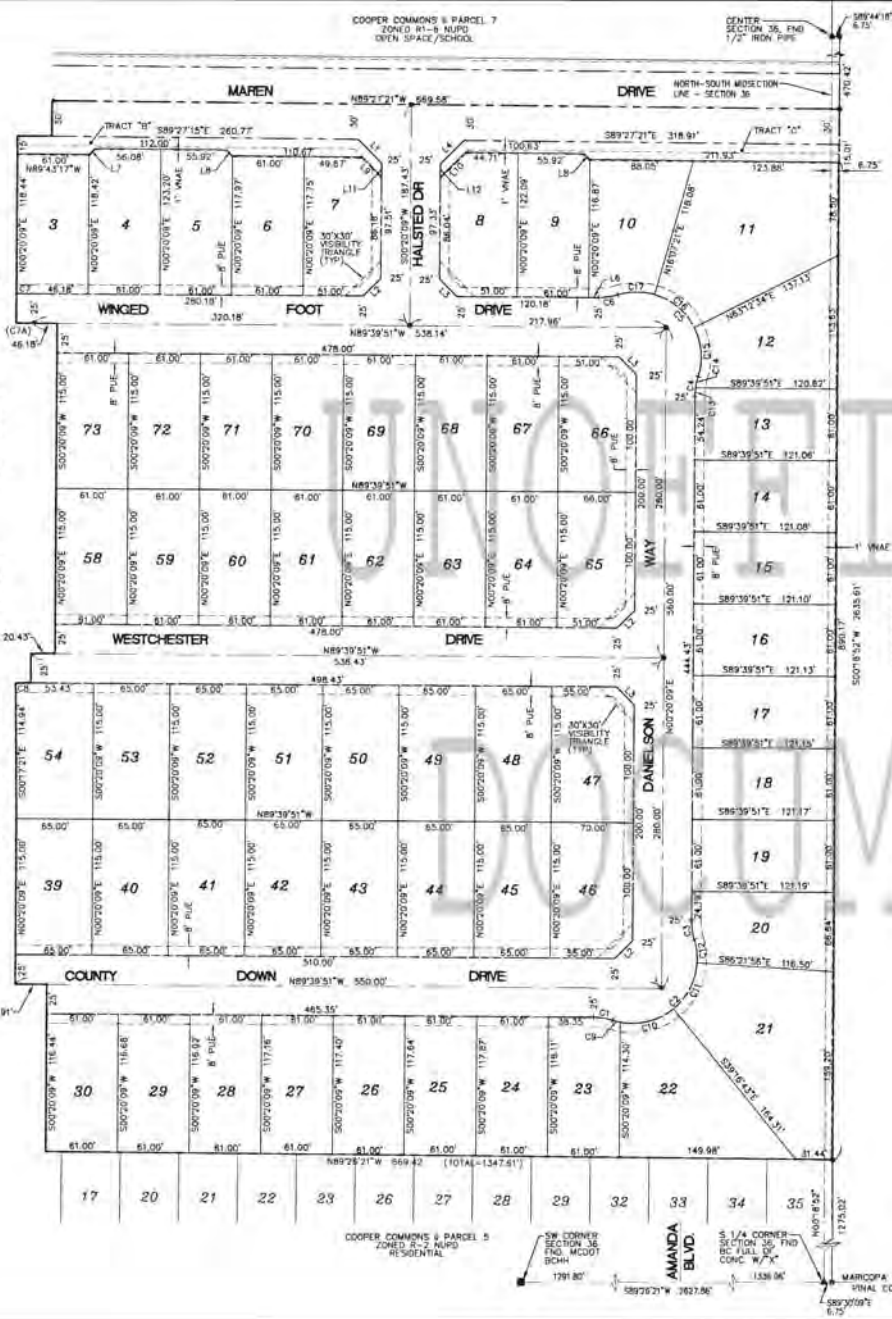
1
3

BOOK 504 PAGE 23
OFFICE RECORDS OF
MARICOPA COUNTY RECORDER
MELIN RUSSELL

99-0552647
04/09/99 08:14

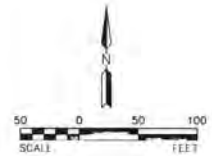
504-23

MATCHLINE SEE SHEET 2



No.	Bearing	Distance
1	S 89° 27' 15" E	260.77
2	N 89° 43' 17" W	118.44
3	N 00° 20' 09" E	118.42
4	N 00° 20' 09" E	133.20
5	N 00° 20' 09" E	117.73
6	N 00° 20' 09" E	117.73
7	N 00° 20' 09" E	117.73
8	N 00° 20' 09" E	117.73
9	N 00° 20' 09" E	117.73
10	N 00° 20' 09" E	117.73
11	N 00° 20' 09" E	117.73
12	N 00° 20' 09" E	117.73
13	N 00° 20' 09" E	117.73
14	N 00° 20' 09" E	117.73
15	N 00° 20' 09" E	117.73
16	N 00° 20' 09" E	117.73
17	N 00° 20' 09" E	117.73
18	N 00° 20' 09" E	117.73
19	N 00° 20' 09" E	117.73
20	N 00° 20' 09" E	117.73
21	N 00° 20' 09" E	117.73
22	N 00° 20' 09" E	117.73
23	N 00° 20' 09" E	117.73
24	N 00° 20' 09" E	117.73
25	N 00° 20' 09" E	117.73
26	N 00° 20' 09" E	117.73
27	N 00° 20' 09" E	117.73
28	N 00° 20' 09" E	117.73
29	N 00° 20' 09" E	117.73
30	N 00° 20' 09" E	117.73
31	N 00° 20' 09" E	117.73
32	N 00° 20' 09" E	117.73
33	N 00° 20' 09" E	117.73
34	N 00° 20' 09" E	117.73
35	N 00° 20' 09" E	117.73

No.	Radius	Length	Tangent	Delta
1	50.00	15.51	8.59	11.70
2	50.00	119.69	114.84	124.40
3	50.00	16.60	8.30	12.02
4	50.00	15.05	8.30	12.02
5	50.00	119.69	114.84	124.40
6	50.00	16.60	8.30	12.02
7	50.00	15.05	8.30	12.02
8	50.00	119.69	114.84	124.40
9	50.00	16.60	8.30	12.02
10	50.00	15.05	8.30	12.02
11	50.00	119.69	114.84	124.40
12	50.00	16.60	8.30	12.02
13	50.00	15.05	8.30	12.02
14	50.00	119.69	114.84	124.40
15	50.00	16.60	8.30	12.02
16	50.00	15.05	8.30	12.02
17	50.00	119.69	114.84	124.40
18	50.00	16.60	8.30	12.02
19	50.00	15.05	8.30	12.02
20	50.00	119.69	114.84	124.40
21	50.00	16.60	8.30	12.02
22	50.00	15.05	8.30	12.02
23	50.00	119.69	114.84	124.40
24	50.00	16.60	8.30	12.02
25	50.00	15.05	8.30	12.02
26	50.00	119.69	114.84	124.40
27	50.00	16.60	8.30	12.02
28	50.00	15.05	8.30	12.02
29	50.00	119.69	114.84	124.40
30	50.00	16.60	8.30	12.02
31	50.00	15.05	8.30	12.02
32	50.00	119.69	114.84	124.40
33	50.00	16.60	8.30	12.02
34	50.00	15.05	8.30	12.02
35	50.00	119.69	114.84	124.40



BOOK 504 PAGE 23
 OFFICIAL RECORD OF
 MARICOPA COUNTY DECEMBER
 1988 PARCEL 11
 99-0552647
 06/09/99 08/14

504-23

Paul M. Sauer

PT 98-00118

FINAL PLAT

COOPER COMMONS II - PARCEL 6
 COOPER ROAD AND HUNT HIGHWAY
 CHANDLER, ARIZONA

CMX GROUP INC.			1515 E. MISSOURI PHOENIX, AZ 85014 PH (602)278-8435 FAX (602)265-1191
CMX JOB NO. 2972-8 DATE: JANUARY 1989 SCALE: 1"=50' DESIGNED: CMX DRAWN: CMX APPROVED: DTP			
REV.			CWC NO.
			3
			3

I:\80000000\80000000.dwg 06/09/99 10:30:10 AM
 8/2/99 10:30:10 AM
 This file contains the final plat information for the property at 2045 Cooper Rd. No representation is made as to the accuracy of the information shown on this plat. The user is responsible for the accuracy of the information shown on this plat.

NOTES

- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
- NO STRUCTURES OF ANY KIND MAY BE CONSTRUCTED, OR ANY VEGETATION PLANTED NOT BE ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS WHICH WOULD IMPED THE FLOW OF WATER THROUGH EASEMENTS.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF CHANDLER WATER SERVICE AREA AND HAS BEEN DESIGNATED AS "B" AN ASSURED WATER SUPPLY.
- THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL GUIDELINES FOR PLANNED AREA DEVELOPMENT DATED APRIL 13, 1995.
- MINIMUM REAR YARD SETBACK FOR A TWO STORY STRUCTURE SHALL BE THIRTY (30) FEET ON DESIGNATED LOTS.
- ALL OUTDOOR LIGHTING WILL CONFORM WITH THE M.C.O.Z. SECTION 23B.

SITE DATA:

ZONING R-2-NUPD
 GROSS AREA 52,477 AC
 MIN. LOT SIZE 50' X 70'
 AVERAGE LOT SIZE 4,281 SF
 YIELD 298 LOTS
 DENSITY 5.84 DU/AC
 ZONING CASE# 296-16
 SUBDIVISION CASE# 596-27

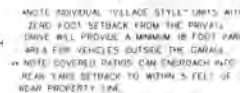
TYPICAL PUBLIC UTILITY EASEMENT DETAIL



LEGEND

- INDICATES SECTION CORNER FOUND BRASS CAP IF HANDLE CAPLET'S OTHERWISE NOTED.
- INDICATES CORNER OF THIS SUBDIVISION FOUND BY IRON BAR UNLESS OTHERWISE NOTED.
- INDICATES CORNER OF THIS SUBDIVISION SET BY I.R. UNLESS OTHERWISE NOTED.
- INDICATES EXISTING BRASS CAP.
- INDICATES CORNER OF THIS SUBDIVISION SET BY BRASS CAP UPON COMPLETION OF JOB PER MAG. 510.081-510.117 PER 18" UNLESS OTHERWISE NOTED.
- INDICATES CENTER LINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER MAG. 510.081-510.117 PER 18" UNLESS OTHERWISE NOTED.
- INDICATES CURVE NUMBER.
- V.N.A.E. - INDICATES VEHICULAR NON - ACCESS EASEMENT.
- B.S.S. - INDICATES BUILDING SETBACK LINE.
- F.U.E. - INDICATES PUBLIC UTILITY EASEMENT.
- INDICATES VISIBILITY TRIANGLE CALCOUT.
- T-23 - TRACT NUMBER.

TYPICAL LOT SETBACKS



ASSURANCE STATEMENT

SATISFACTORY ASSURANCES TO GUARANTEE PAVEMENT, DRAINAGE, WATER AND SEWER SERVICES IN THIS SUBDIVISION IS PROVIDED BY WITHHOLDING FINAL UTILITY CLEARANCE, THUS WITHHOLDING OCCUPANCY TO ANY DWELLING UNTIL COMPLETION OF OFF-SITE IMPROVEMENTS. ELECTRIC SERVICE HAS BEEN ASSURED BY *Scott Tucker Electric*

BASIS OF BEARING

THE NORTH LINE OF THE NORTH WEST QUARTER OF SECTION 36, HAVING A BEARING OF N89°00'00"E.



VICINITY MAP
(NOT TO SCALE)

KEY MAP

(NOT TO SCALE)

KEY LOT SIGHT DISTANCE EASEMENT

NOTE: STRUCTURES ON LANDSCAPING ABOVE 24' IN HEIGHT ALLOWED IN TOWNSHIP AREA ONLY. ALL TREES WITH BRANCHES NOT LESS THAN 6' ABOVE THE GROUND.

FINAL PLAT OF

COOPER COMMONS PARCEL 8

A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



2' HIGH VISIBILITY RESTRICTION (TYP.)

(NOT TO SCALE)

NOTE: NO OBSTRUCTION EXCEEDING 2' IN HEIGHT OR TREE WITH BRANCHES LOWER THAN 8 FT TALL ARE ALLOWED WITHIN THE VISIBILITY TRIANGLE. TREES SHALL NOT BE SPACED LESS THAN 8' APART.

10' X 0' SIGHT VISIBILITY TRIANGLE

NOTE: NO OBSTRUCTION EXCEEDING 2' IN HEIGHT OR TREE WITH BRANCHES LOWER THAN 8 FT TALL ARE ALLOWED WITHIN THE VISIBILITY TRIANGLE. TREES SHALL NOT BE SPACED LESS THAN 8' APART.

DEDICATION

STATE OF ARIZONA
 COUNTY OF MARICOPA
 KNOW ALL MEN BY THESE PRESENTS:
 THAT COOPER COMMONS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME COOPER COMMONS PARCEL 8, A PORTION OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN HEREON, AND HEREBY DEDICATES THIS PLAT AS AND FOR THE PLAT OF SAID COOPER COMMONS PARCEL 8 AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, TRACTS AND EASEMENTS COINCIDENT WITH AND THAT EACH LOT, STREET AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME, OR LETTER THAT IS GIVEN EACH RESPECTIVELY ON SAID PLAT.
 THAT COOPER COMMONS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREETS, TRACTS AND TRACTS ARE PROVIDED FOR THE PURPOSES INDICATED ON SHEET 4. TRACTS ARE NOT DEDICATED TO THE GENERAL PUBLIC.
 A HOMEOWNER'S ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE COOPER COMMONS DEVELOPMENT, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING TRACTS 1, 1-T, 4 & 7-9 INCLUDING ALL LANDSCAPING.
 A HOMEOWNER'S ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THIS PARCEL, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL OTHER TRACTS INCLUDING ALL LANDSCAPING, PAVING, EQUIPMENT OR OTHER FACILITIES WITHIN THESE TRACTS.
 IN WITNESS WHEREOF:
 COOPER COMMONS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREBY CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICERS THEREUNTO DULY AUTHORIZED THIS DAY OF _____, 1997, BY COOPER COMMONS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY:
 BY: CARFREE PARTNERS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, ITS MANAGER/MEMBER
 BY: WEST MANAGEMENT LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, ITS MANAGER
 BY: THE RICHARD WEST COMPANY, AN ARIZONA CORPORATION
 BY: *Richard B. West*, PRESIDENT

ACKNOWLEDGEMENT

STATE OF ARIZONA
 COUNTY OF MARICOPA
 THE FOREGOING INSTRUMENT ACKNOWLEDGED BEFORE ME ON THIS 30th DAY of May 1997, BY RICHARD B. WEST, PRESIDENT OF THE RICHARD WEST COMPANY, AN ARIZONA LIMITED PARTNER IN WEST MANAGEMENT LIMITED PARTNERSHIP, AN ARIZONA LIMITED LIABILITY COMPANY, THE MANAGER/MEMBER OF COOPER COMMONS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, FOR AND ON BEHALF THEREOF.

CERTIFICATION

I, GEORGE ROBINSON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA THAT THIS PLAT, CONSISTING OF 141 SHEETS CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF MARCH, 1997, THAT THE SURVEY IS AND COMPLETE AS SHOWN, THAT ALL MONUMENTS AND LOT CORNERS SHOWN ACTUALLY EXIST OR WILL BE PERMANENTLY SET AS SHOWN BY COMPLETION OF CONSTRUCTION, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: *George Robinson*
 REGISTERED LAND SURVEYOR
 REGISTRATION #3033
 COE & VAN LEO CONSULTANTS, INC.
 DATE: 5/29/97

COUNTY ASSESSOR

I, THE UNDERSIGNED, AS A DEPUTY COUNTY ASSESSOR, MARICOPA COUNTY, ARIZONA DO HEREBY CERTIFY THAT AS OF THIS DATE THE RECORDS OF THIS OFFICE REFLECT THAT *COOPER COMMONS, L.L.C.* AS DESIGNATED ON THE PLAT IS OWNER OF THE PROPERTY AS SHOWN ON THE PLAT AND MORE PARTICULARLY DESCRIBED AS ASSESSOR'S PARCEL NUMBER 200-236-2-44-30

DEPUTY COUNTY ASSESSOR: *Don O'Neil* DATE: 6-30-97

COUNTY TREASURER

I, THE UNDERSIGNED, AS A DEPUTY COUNTY TREASURER, MARICOPA COUNTY, ARIZONA DO HEREBY CERTIFY THAT AS OF THIS DATE THE RECORDS OF THIS OFFICE REFLECT THAT THERE ARE NO TAX LIENS ON ANY OF THE PARCELS COMPRISING THE PLAT AS LISTED IN THE ASSESSOR'S CERTIFICATION WITH THE FOLLOWING EXCEPTIONS:

DEPUTY COUNTY TREASURER: *Bob* DATE: 6-8-97

COUNTY ENGINEER

DEPUTY COUNTY ENGINEER: *Donald J. Rose* DATE: JULY 1997

SHEET 1 OF 4

GROSS AREA = 52,477 AC. COE & VAN LEO

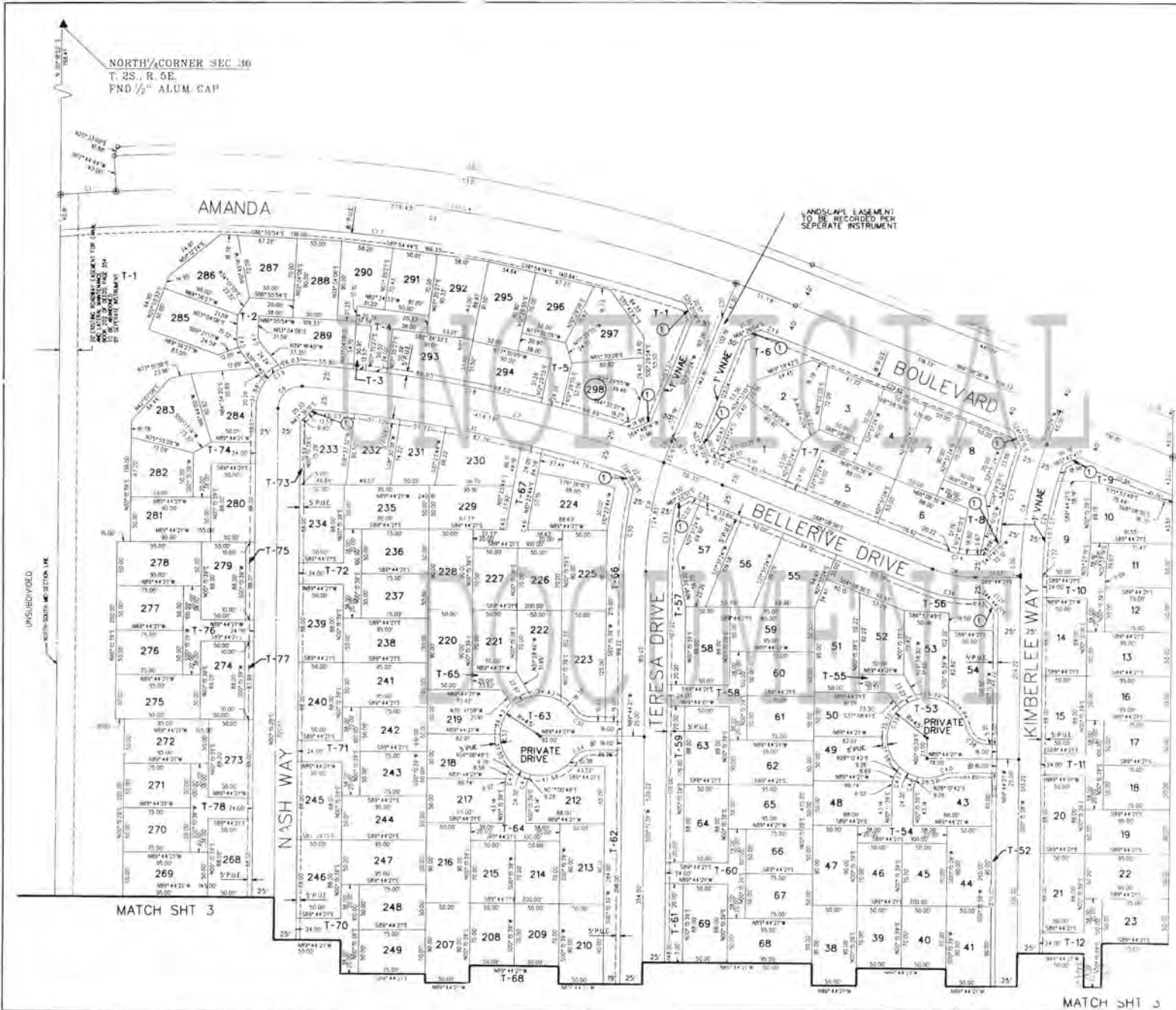
SUBDIVISION CASE # 596-27
 ZONE CASE # 296-16

COOPER COMMONS PARCEL 8 - FINAL PLAT - DEVELOPER # 9501978 PLAN #

DATE: May 23, 1997
 TIME: 5:41:25
 FILE: P:\9700\planning\970523\970523.dwg

NORTH CORNER SEC. 30
T. 2S., R. 5E.
FND 1/2" ALUM CAP

448-44
RECORDED BY
MUSKOGEE COUNTY RECORDER
WELLS HUNNELL
97-0601166



SCALE 1"=50'

SUBDIVISION CASE #S96-27
ZONING CASE #Z96-16

SHEET 2 OF 4

COE & VAN LOO
CONSULTANTS, INC.
4350 N. 10TH STREET
MOBILE, AL 36688
FAX: 904-671-1100

LOOPER LUMMINS PARCEL B - FINAL PLAT - C.V.L. JDB# 95011806
PLAN K

DATE: May 27, 1997
FILE: A95011806.pdf

CD# 448 PAGE 44
 OFFICIAL RECORD OF
 MARICOPA COUNTY RECORDS
 WILSON PUBLISHING
 97-0601166

UNSUBDIVIDED

UNSUBDIVIDED



EAST CORNER SEC 36
 T. 25, R. 5E.
 FND 1/2" ALUM CAP

SUBDIVISION CASE #S96-27
 ZONING CASE #Z96-16
 SHEET 3 OF 4

COE & VAN LEO
 CONSULTING ENGINEERS
 4550 N. 12TH STREET
 PHOENIX, ARIZONA
 (602) 264-6837

DATE: May 31, 1997
 TIME: 12:02 PM
 FILE: P:\3302016\97\97-0601166.DWG

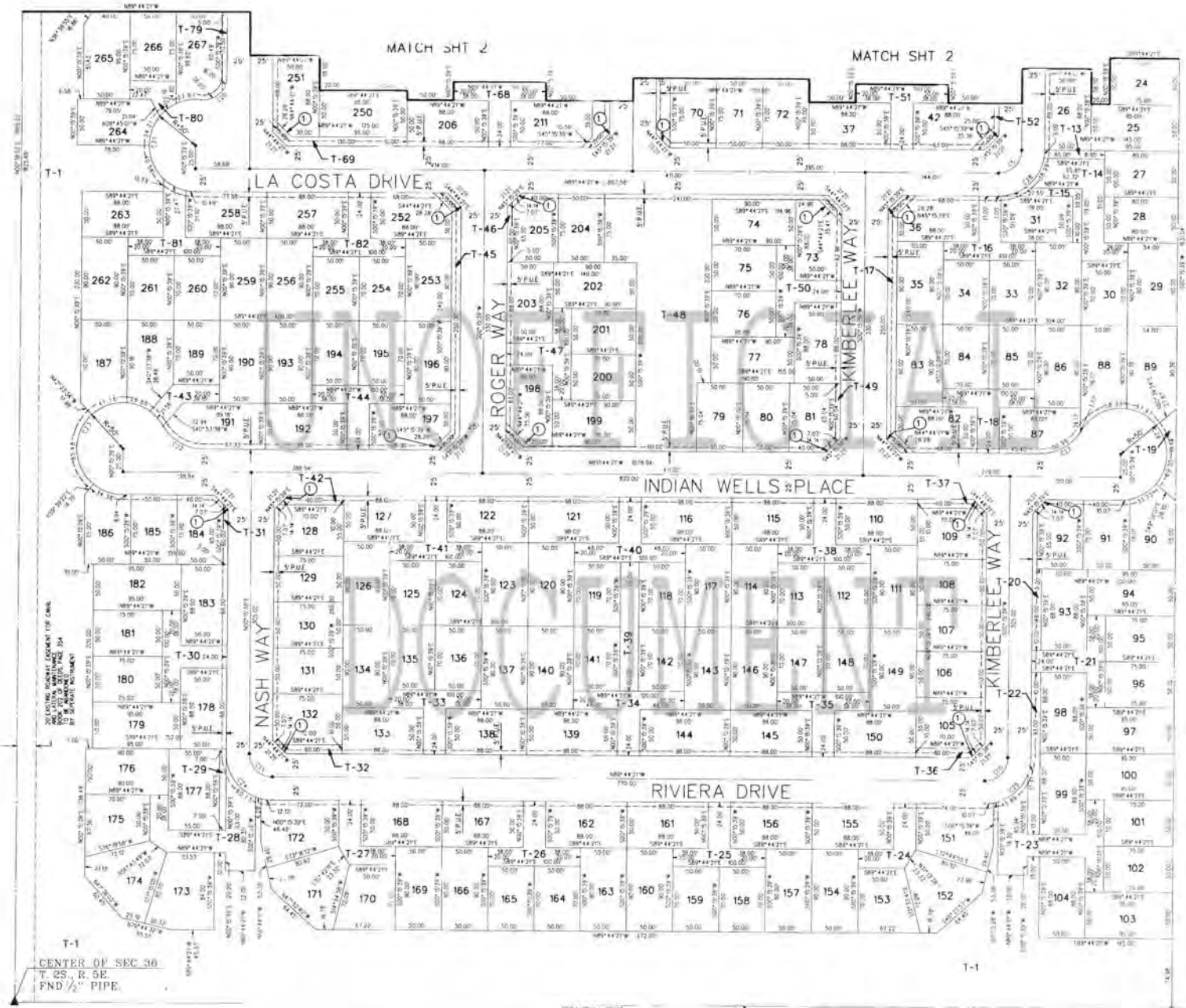
T-1
 CENTER OF SEC 36
 T. 25, R. 5E.
 FND 1/2" PIPE

UNSUBDIVIDED

EAST-WEST MID-SECTION LINE

Handwritten note: OFF 7-101

COOKE COMMONS PARCEL B - FINAL PLAT - C.V.L. JOB# 95011806
 PLAN K



CURVE TABLE						
NO	WARD	ARC	DELTA	TANGENT	CHORD	CURSE-BEARING
1	1815.00	89.26	091°57'54"	31.14	83.24	N85°18'18" W
2	1865.00	131.31	094°28'12"	404.42	740.47	S60°22'42" E
3	1815.00	89.26	091°57'54"	31.14	83.24	N85°18'18" W
4	405.00	84.61	091°34'04"	428.51	804.08	N41°03'38" W
5	25.00	150.76	091°35'43"	19.33	133.88	S11°31'31" E
6	25.00	39.77	083°00'00"	35.00	15.76	S45°15'19" W
7	25.00	41.08	084°08'28"	36.88	14.41	N47°19'32" E
8	1597.00	488.53	017°37'13"	3942.18	484.83	S76°52'15" E
9	128.00	48.25	027°35'45"	24.41	47.08	S38°38'28" E
10	400.00	150.76	091°35'43"	19.33	133.88	S11°31'31" E
11	25.00	39.77	080°00'00"	35.00	15.76	S45°15'19" W
12	1825.00	188.32	024°58'08"	404.42	740.47	N80°00'00" W
13	425.00	108.00	014°35'18"	54.40	102.92	S12°12'25" W
14	103.00	38.82	021°35'48"	19.44	38.09	N78°28'28" E
15	1825.00	188.32	024°58'08"	404.42	740.47	N80°00'00" W
16	1775.00	38.16	080°50'40"	13.08	18.15	S88°13'35" E
17	1775.00	118.27	022°55'48"	188.00	765.44	S35°21'14" E
18	1825.00	187.83	019°22'59"	180.87	777.87	N78°55'25" W
19	50.00	82.15	084°08'28"	51.75	73.22	S47°19'32" W
20	25.00	42.14	093°34'09"	28.04	12.72	S48°22'43" E
21	50.00	182.81	188°34'03"	99.84	503°32'48" E	
22	50.00	52.38	080°00'00"	28.87	50.00	N43°44'21" E
23	50.00	109.44	040°00'00"	96.80	130°15'18" E	
24	50.00	28.54	080°00'00"	50.00	50.00	S44°44'21" E
25	50.00	28.54	080°00'00"	50.00	50.00	N43°44'21" E
26	50.00	109.44	040°00'00"	96.80	130°15'18" E	
27	50.00	52.38	080°00'00"	28.87	50.00	S43°44'21" E
28	50.00	28.54	080°00'00"	50.00	50.00	N43°44'21" E
29	375.00	128.35	080°15'18"	61.78	125.78	N63°14'48" S
30	475.00	83.08	017°32'44"	48.72	82.87	S68°32'01" W
31	1875.00	188.64	022°57'44"	178.58	834.88	S18°14'18" E
32	25.00	21.63	054°08'47"	12.78	22.78	N67°39'57" E
33	45.00	226.42	288°11'33"	111.11	52.71	S65°00'00" E
34	25.00	21.63	054°08'47"	12.78	22.78	N67°39'57" E
35	1875.00	28.14	081°01'32"	14.07	28.14	S68°18'22" E
36	153.00	57.83	021°35'45"	29.88	57.83	S11°06'28" E
37	375.00	78.38	011°48'13"	39.11	19.23	N65°02'45" E
38	25.00	32.71	024°05'38"	18.88	32.41	N32°13'22" E
39	48.00	118.13	028°38'43"	59.41	118.45	S74°02'04" E
40	25.00	10.45	021°51'44"	5.23	10.15	N38°12'41" E
41	11.00	3.82	047°32'48"	5.24	3.84	N18°07'17" E
42	37.00	12.32	049°32'48"	14.24	13.15	N18°07'17" E
43	32.00	15.50	027°45'08"	7.81	15.31	N14°08'13" E
44	8.00	3.82	027°45'08"	1.90	3.84	N14°08'13" E
45	72.00	12.78	010°08'05"	6.38	12.72	N51°18'41" S
46	48.00	8.48	010°08'05"	4.26	8.48	N51°18'41" S
47	32.00	15.81	027°45'08"	7.90	15.46	N14°08'13" E
48	8.00	3.80	027°45'08"	1.90	3.80	N14°08'13" E
49	1800.00	176.41	021°34'00"	180.41	174.18	S18°55'18" E
50	5.00	15.71	180°00'00"	15.71	5.00	N88°08'18" E
51	5.00	15.71	180°00'00"	15.71	5.00	N88°08'18" E

TRACT PURPOSE INDICATOR:

- A PRIVATE DRIVE WITH EASEMENT FOR IMPROVEMENTS - PUBLIC UTILITIES, EMERGENCY ACCESS.
- B LANDSCAPE WITH EASEMENT FOR RECREATION ACCESSWAY.
- C LANDSCAPE WITH EASEMENT FOR PUBLIC UTILITIES.

TRACT AREAS	
PURPOSE-AREA	PURPOSE-AREA
B TRACT '1' = 6.142 ACRES	C TRACT '42' = 0.015 ACRES
A TRACT '2' = 0.068 ACRES	A TRACT '43' = 0.037 ACRES
C TRACT '3' = 0.018 ACRES	A TRACT '44' = 0.073 ACRES
A TRACT '4' = 0.065 ACRES	C TRACT '45' = 0.068 ACRES
A TRACT '5' = 0.055 ACRES	C TRACT '46' = 0.007 ACRES
B TRACT '6' = 0.243 ACRES	A TRACT '47' = 0.073 ACRES
A TRACT '7' = 0.055 ACRES	B TRACT '48' = 0.556 ACRES
A TRACT '8' = 0.092 ACRES	C TRACT '49' = 0.007 ACRES
B TRACT '9' = 0.050 ACRES	A TRACT '50' = 0.073 ACRES
A TRACT '10' = 0.074 ACRES	A TRACT '51' = 0.073 ACRES
A TRACT '11' = 0.073 ACRES	C TRACT '52' = 0.038 ACRES
A TRACT '12' = 0.073 ACRES	A TRACT '53' = 0.178 ACRES
C TRACT '13' = 0.018 ACRES	A TRACT '54' = 0.080 ACRES
A TRACT '14' = 0.109 ACRES	A TRACT '55' = 0.014 ACRES
C TRACT '15' = 0.026 ACRES	C TRACT '56' = 0.185 ACRES
A TRACT '16' = 0.073 ACRES	C TRACT '57' = 0.089 ACRES
C TRACT '17' = 0.068 ACRES	A TRACT '58' = 0.084 ACRES
A TRACT '18' = 0.073 ACRES	C TRACT '59' = 0.081 ACRES
B TRACT '19' = 0.029 ACRES	A TRACT '60' = 0.084 ACRES
C TRACT '20' = 0.021 ACRES	C TRACT '61' = 0.064 ACRES
A TRACT '21' = 0.011 ACRES	C TRACT '62' = 0.150 ACRES
C TRACT '22' = 0.048 ACRES	A TRACT '63' = 0.183 ACRES
A TRACT '23' = 0.191 ACRES	A TRACT '64' = 0.060 ACRES
A TRACT '24' = 0.053 ACRES	A TRACT '65' = 0.033 ACRES
A TRACT '25' = 0.073 ACRES	C TRACT '66' = 0.170 ACRES
A TRACT '26' = 0.073 ACRES	A TRACT '67' = 0.099 ACRES
A TRACT '27' = 0.053 ACRES	A TRACT '68' = 0.073 ACRES
A TRACT '28' = 0.129 ACRES	C TRACT '69' = 0.035 ACRES
C TRACT '29' = 0.014 ACRES	A TRACT '70' = 0.073 ACRES
A TRACT '30' = 0.073 ACRES	A TRACT '71' = 0.073 ACRES
C TRACT '31' = 0.007 ACRES	A TRACT '72' = 0.073 ACRES
C TRACT '32' = 0.015 ACRES	C TRACT '73' = 0.008 ACRES
A TRACT '33' = 0.073 ACRES	A TRACT '74' = 0.050 ACRES
A TRACT '34' = 0.083 ACRES	C TRACT '75' = 0.020 ACRES
A TRACT '35' = 0.073 ACRES	A TRACT '76' = 0.079 ACRES
C TRACT '36' = 0.015 ACRES	C TRACT '77' = 0.020 ACRES
C TRACT '37' = 0.015 ACRES	A TRACT '78' = 0.073 ACRES
A TRACT '38' = 0.073 ACRES	C TRACT '79' = 0.009 ACRES
B TRACT '39' = 0.064 ACRES	A TRACT '80' = 0.029 ACRES
A TRACT '40' = 0.083 ACRES	A TRACT '81' = 0.079 ACRES
A TRACT '41' = 0.073 ACRES	A TRACT '82' = 0.073 ACRES
TOTAL = 12.094 ACRES	

BOOK 448 PAGE 44
 OFFICIAL RECORD OF
 MARICOPA COUNTY RECORDS
 AND PARCELS
 97-0601166
 08/29/17 03:30

NOT A LEGAL DOCUMENT

DATE: MAY 27, 2017
 TIME: 10:51:07
 FILE: 97-0601166-00000004-000



SUBDIVISION CASE #S96-27
 ZONING CASE #Z96-16

SHEET 4 OF 4

COE & VAN LOO
 CONSULTANTS, INC.
 4550 N. 12TH STREET
 85021-2844-ARIZONA

FINAL PLAT FOR COOPER COMMONS III - PARCEL 9

A SUBDIVISION OF PARCEL 9 ACCORDING TO THE FINAL PLAT OF COOPER COMMONS III, AS RECORDED IN BOOK 39 PAGE 204 M.C.R. AND LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION
STATE OF ARIZONA } 55
COUNTY OF MARICOPA } 55
KNOW ALL MEN BY THESE PRESENTS

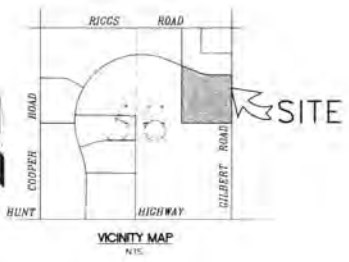
THAT COOPER COMMONS III, I.E. AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNED AND SUBDIVIDED UNDER THE NAME OF COOPER COMMONS III PARCEL 9, A SUBDIVISION OF PARCEL 9 ACCORDING TO THE FINAL PLAT OF COOPER COMMONS III AS RECORDED IN BOOK 39 PAGE 204 M.C.R. AND LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN WRITTEN AND HEREBY PUBLISHED THIS PLAT AS AND FOR THE PLAT OF COOPER COMMONS III PARCEL 9 AND HEREBY DECLARES THAT SAID PLAT SET FORTH THE LOCATION AND OWNS THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME AND THAT EACH SAID LOT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED HOMESITE EASEMENTS ARE DEDICATED TO THE PURPOSES SHOWN WHICH INCLUDE PUBLIC UTILITIES, VISIBILITY AND VEHICULAR NON-ACCESS. TRACTS "A" THROUGH "D" ARE NOT TO BE CONSTRUED TO BE DEDICATED FROM THE USE OF THE GENERAL PUBLIC BUT ARE DEDICATED TO THE HOMEOWNERS IN COOPER COMMONS FOR THEIR USE AND ENJOYMENT AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. TRACTS "A" THROUGH "D" ARE FURTHER DECLARED TO BE FOR THE PURPOSES OF STORM WATER DRAINAGE, LANDSCAPING AND PEDESTRIAN ACCESS. THE LANDSCAPE MAINTENANCE OF TRACTS "A" THROUGH "D" IS THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO SUCH OR COURSE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR THE APPLICANT LOT/TRACT/PARCEL OWNER.

IN WITNESS WHEREOF:
COOPER COMMONS III, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETOFORE CAUSED ITS NAME TO BE AFFIXED AND THE SEAL TO BE TESTED BY THE SIGNER OF THE UNDERSIGNED OFFICERS THEREUNTO AUTHORIZED THIS 23rd DAY OF April 1999, BY COOPER COMMONS III, AN ARIZONA LIMITED LIABILITY COMPANY
BY CAREFREE PARTNERS, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY, ITS MANAGER/MEMBER
BY WEST MANAGEMENT LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, ITS MANAGER
BY THE RICHARD WEST COMPANY, AN ARIZONA CORPORATION, ITS GENERAL MANAGER
BY *Richard B. West*
RICHARD B. WEST III, PRESIDENT

ACKNOWLEDGEMENT
STATE OF ARIZONA } 55
COUNTY OF MARICOPA } 55
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 23rd DAY OF April 1999, BY RICHARD B. WEST III, PRESIDENT OF THE RICHARD WEST COMPANY, AN ARIZONA CORPORATION, THE ORIGINAL PARTNER IN WEST MANAGEMENT LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, THE MANAGER OF CAREFREE PARTNERS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, THE MANAGER/MEMBER OF COOPER COMMONS III, AN ARIZONA LIMITED LIABILITY COMPANY, FOR AND ON BEHALF THEREOF.

HOMEOWNER'S ASSOCIATION RATIFICATION
BY THIS RATIFICATION, RUSSELL E. EWERS, DULY ELECTED PRESIDENT OF COOPER COMMONS III HOMEOWNERS ASSOCIATION, ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREIN.
Russell E. Ewers 4/23/99
RUSSELL EWERS (DATE)

ACKNOWLEDGEMENT
STATE OF ARIZONA } 55
COUNTY OF MARICOPA } 55
ON THIS 23rd DAY OF April 1999, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RUSSELL E. EWERS, WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF COOPER COMMONS III HOMEOWNERS ASSOCIATION AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER BEING AUTHORIZED SO TO DO, EXECUTES THE FOREGOING RATIFICATION IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSES THEREIN CONTAINED.
IN WITNESS WHEREOF, I HERETOFORE SET MY HAND AND OFFICIAL SEAL.
Shirley E. Miller
MY COMMISSION EXPIRES 4-1-2000



- NOTES**
- 1) ALL UTILITIES AND SINGLE PHASE ELECTRIC LINES ARE TO BE INSTALLED UNDERGROUND.
 - 2) CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
 - 3) A HOMEOWNER'S ASSOCIATION INCLUDING ALL PROPERTY OWNERS WITHIN THE SUBDIVISION, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS NOTED AS TRACTS.
 - 4) 1/2" REBAR WILL BE SET AT ALL LOT AND TRACT CORNERS AT THE COMPLETION OF MASS GRADING.
 - 5) THE FOLLOWING CRITERIA APPLIES TO VISIBILITY EASEMENTS (ROUND CORNER, FLOWERS, AND DRIVE) LESS THAN 2" (MINIMUM) IN HEIGHT AND/OR TRUNKS WITH BRANCHES NOT LESS THAN 4" ABOVE GROUND ARE ALLOWED WITHIN THIS AREA. TREES SHALL NOT BE SPACED LESS THAN 4' APART.
 - 6) NO STRUCTURES OF ANY KIND MAY BE CONSTRUCTED OR ANY VEGETATION PLANTED NOR BE ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS WHICH WOULD INTERFERE WITH THE FLOW OF WATER THROUGH THE EASEMENTS.
 - 7) MINIMUM REAR-YARD SETBACK FOR A TWO STORY BUILDING SHALL BE FORTY (40) FEET ON DESIGNATED LOTS.
 - 8) THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL GUIDELINES FOR PLANNED AREA DEVELOPMENT DATED APRIL 13, 1995.
 - 9) KEY LOT RESTRICTIONS: NO STRUCTURES OR LANDSCAPING ABOVE 24" IN HEIGHT ALLOWED WITHIN VISIBILITY EASEMENT EXCEPT TREES WITH BRANCHES NOT LESS THAN 4' ABOVE THE GROUND.
 - 10) THIS SUBDIVISION IS LOCATED WITHIN FLOOD ZONE X PER FEMA FLOOD INSURANCE RATE MAP 54113C0343N DATED FEBRUARY 2, 1993.
 - 11) ALL TRACTS NOT DEDICATED TO THE CITY OF CHANDLER SHALL BE APPROVED IN ACCORDANCE WITH APPROVED PLANS AND SEALS TO THE HOME OWNERS ASSOCIATION IN THIS PLAT RECORDATION.

CITY OF CHANDLER
CERTIFICATION
THIS IS TO CERTIFY THAT IN MY OPINION ALL LOTS SHOWN UPON THIS SUBDIVISION CONFORM TO GOOD LAND PLANNING POLICIES AND ARE SUITABLE FOR THE PURPOSE FOR WHICH THEY ARE SUBDIVIDED.
APPROVED BY: *Shirley E. Miller* DATE: 4/23/99
PLANNING DIRECTOR

CERTIFICATION
THIS IS TO CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE CITY CODE HAVE BEEN COMPLIED WITH AND THAT THE PROPOSED SUBDIVISION IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING AN ASSIGNED WATER SUPPLY PURSUANT TO SECTION 45-576, ARIZONA REVISED STATUTES.
APPROVED BY: *Shirley E. Miller* DATE: 4-1-99
CITY ENGINEER

APPROVAL
APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS 23rd DAY OF February 1999.
BY: *Shirley E. Miller* MAYOR
ATTEST: *Maureen P. Adcock* CITY CLERK

SURVEYOR'S CERTIFICATION
THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT & ACCURATE AND THAT MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.
Donald R. Moran RLS NO. 2227
DONALD R. MORAN
344 OAKVIEW, INC.
1515 E. MISSOURI, SUITE 110
CHANDLER, AZ 85224

BASIS OF BEARINGS
THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 36, HAVING A BEARING OF N70°00'00"E AS RECORDED PER COOPER COMMONS PARCEL 3, BK 44B, PG 43, M.C.R.



CROSS AREA = 44.16 ACRES

TRACT	TRACT USAGE
TRACT A = 4.73 ACRES	OPEN SPACE, DRAINAGE, P.U.E.
TRACT B = 0.08 ACRES	OPEN SPACE, DRAINAGE, P.U.E.
TRACT C = 0.13 ACRES	OPEN SPACE, DRAINAGE, P.U.E.
TRACT D = 0.15 ACRES	OPEN SPACE, DRAINAGE, P.U.E.

TOTAL AREA OF OPEN SPACE = 5.10 ACRES, 11.24%

- LEGEND**
- P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - V.A.E. VEHICULAR NON-ACCESS EASEMENT
 - V.E. VISIBILITY EASEMENT (AS MEASURED ON RIGHT-OF-WAY LINE OR LOT LINE)
 - B.C. BRASS CAP
 - BOUNDARY LINE
 - FRONT OF WAY LINE
 - CENTERLINE
 - URBANSHIP LINE
 - LOT LINE
 - BRASS CAP BY HAND HOLD
 - SET BRASS CAP FLUSH
 - SET 1/2" REBAR (UNLESS NOTED OTHERWISE)

504 Page 21
79-0552645
04/08/99 03:10
504-21

C.O.C. PROJ. NO. PT 98-00132

FINAL PLAT

COOPER COMMONS III - PARCEL 9
GILBERT ROAD AND RIGGS ROAD
CHANDLER, ARIZONA

CMX GROUP INC.
ENGINEERING
PROJECT ADMINISTRATION
CONSTRUCTION ANALYSIS
1515 E. MISSOURI
PHOENIX, AZ 85014
PH (602)279-8436
FAX (602)265-1191

CMX JOB NO. 5972 DATE: MARCH 1999 SCALE: 1"=20'
DESIGNED DRAWN AJS APPROVED

REV: _____

INC. NO. **FP1** OF **3**

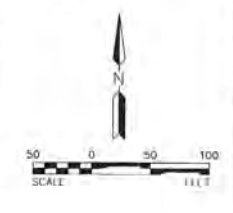


MATCH LINE - SEE SHEET FP3

Curve Table					Curve Table Continued					Curve Table Continued					Line Table					Line Table Continued					Line Table Continued										
Sta.	Begin	Length	Radius	Delta	Sta.	Begin	Length	Radius	Delta	Sta.	Begin	Length	Radius	Delta	No.	Bearing	Distance	No.	Bearing	Distance	No.	Bearing	Distance	No.	Bearing	Distance	No.	Bearing	Distance	No.	Bearing	Distance			
01	200.00	200.00	100.00	90.00	02	200.00	200.00	100.00	90.00	03	200.00	200.00	100.00	90.00	01	N89°44'21"W	200.00	02	N89°44'21"W	200.00	03	N89°44'21"W	200.00	04	N89°44'21"W	200.00	05	N89°44'21"W	200.00	06	N89°44'21"W	200.00	07	N89°44'21"W	200.00

504-21

BOOK 504 PAGE 21
 OFFICIAL RECORD OF
 HARRISON COUNTY RECORDS
 BELLEVILLE, MISSOURI
 99-0552645
 08/07/99 08:18



C.O.C. PROJ. NO. PT 98-00132

FINAL PLAT

COOPER COMMONS III - PARCEL 9
 GILBERT ROAD AND RIGGS ROAD
 CHANDLER, ARIZONA

CMX GROUP INC.
 ENGINEERING
 PROJECT ADMINISTRATION
 CONSTRUCTION ANALYSIS

1515 E. MISSOURI
 PHOENIX, AZ 85014
 PH: (602) 79-8436
 FAX: (602) 265-1191

CMX JOB NO. 5972 DATE: MARCH 1999 SCALE: 1"=50'
 DESIGNED: DRAWN: AJS APPROVED:

REV. _____

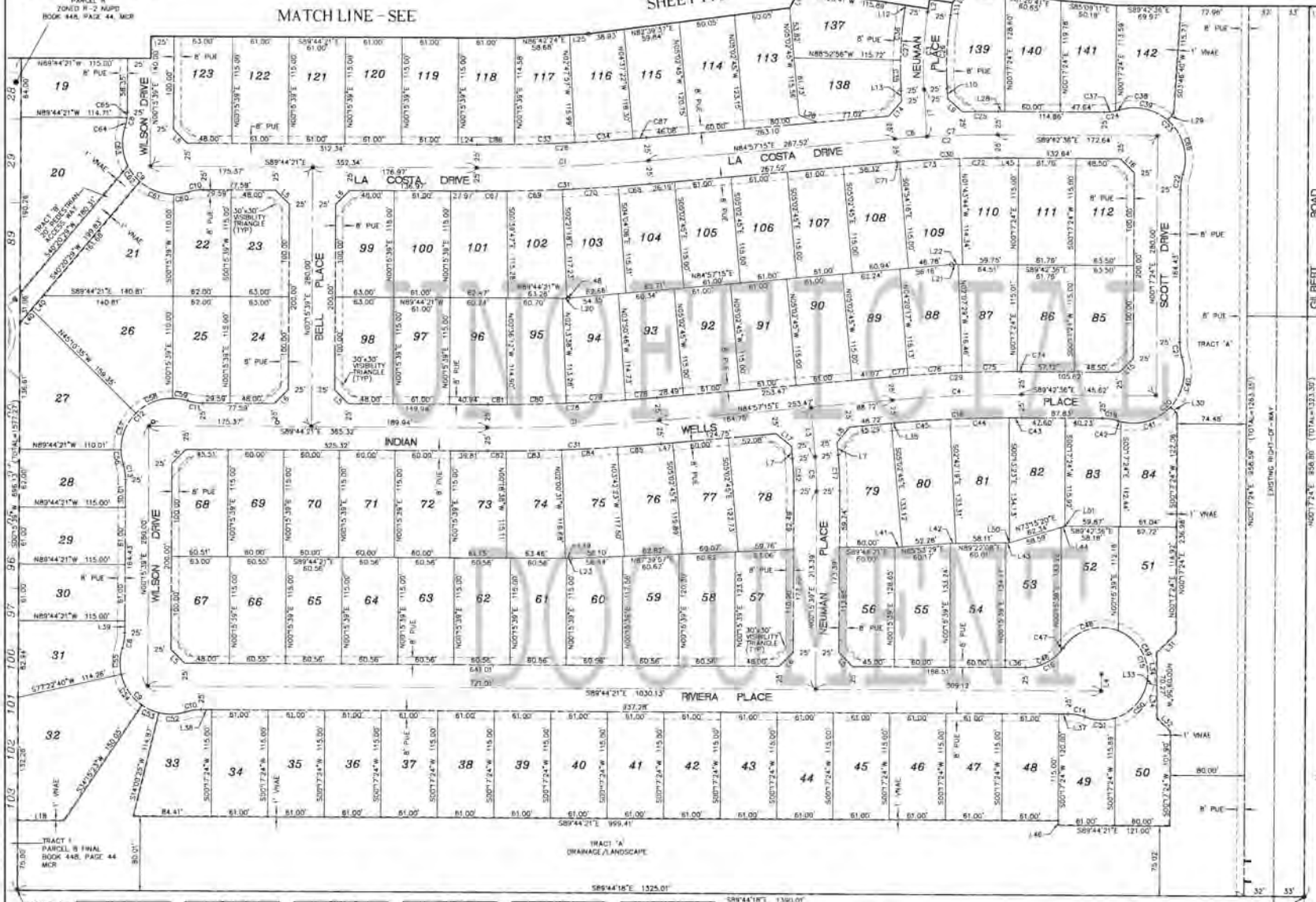
DWG. NO.
 FP2
 OF
 3

© Copyright 1999, CMX Group, Inc. All rights reserved. No reproduction or transmission in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of CMX Group, Inc.

COOPER COMMONS

SHEET FP2

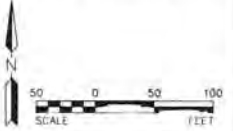
MATCH LINE - SEE



Curve Table

Sta.	Radius	Length	Offset	Offset	Offset
19	100.00	100.00	100.00	100.00	100.00
20	100.00	100.00	100.00	100.00	100.00
21	100.00	100.00	100.00	100.00	100.00
22	100.00	100.00	100.00	100.00	100.00
23	100.00	100.00	100.00	100.00	100.00
24	100.00	100.00	100.00	100.00	100.00
25	100.00	100.00	100.00	100.00	100.00
26	100.00	100.00	100.00	100.00	100.00
27	100.00	100.00	100.00	100.00	100.00
28	100.00	100.00	100.00	100.00	100.00
29	100.00	100.00	100.00	100.00	100.00
30	100.00	100.00	100.00	100.00	100.00
31	100.00	100.00	100.00	100.00	100.00
32	100.00	100.00	100.00	100.00	100.00
33	100.00	100.00	100.00	100.00	100.00
34	100.00	100.00	100.00	100.00	100.00
35	100.00	100.00	100.00	100.00	100.00
36	100.00	100.00	100.00	100.00	100.00
37	100.00	100.00	100.00	100.00	100.00
38	100.00	100.00	100.00	100.00	100.00
39	100.00	100.00	100.00	100.00	100.00
40	100.00	100.00	100.00	100.00	100.00
41	100.00	100.00	100.00	100.00	100.00
42	100.00	100.00	100.00	100.00	100.00
43	100.00	100.00	100.00	100.00	100.00
44	100.00	100.00	100.00	100.00	100.00
45	100.00	100.00	100.00	100.00	100.00
46	100.00	100.00	100.00	100.00	100.00
47	100.00	100.00	100.00	100.00	100.00
48	100.00	100.00	100.00	100.00	100.00
49	100.00	100.00	100.00	100.00	100.00
50	100.00	100.00	100.00	100.00	100.00

(UNSUBDIVIDED)
 A PORTION OF PARCELS 83A-83-13C
 (FORMERLY SPLIT LOTS COMMENTS)



C.O.C. PROJ. NO. PT 98-00132
FINAL PLAT
 COOPER COMMONS III - PARCEL 9
 GILBERT ROAD AND RIGGS ROAD
 CHANDLER, ARIZONA

CORNER OF SUBDIVISION
 PARCEL 9 FINAL
 BOOK 448, PAGE 44
 MCR

Line Table	Count
11 100.00	100.00
12 100.00	100.00
13 100.00	100.00
14 100.00	100.00
15 100.00	100.00
16 100.00	100.00
17 100.00	100.00
18 100.00	100.00
19 100.00	100.00
20 100.00	100.00
21 100.00	100.00
22 100.00	100.00
23 100.00	100.00
24 100.00	100.00
25 100.00	100.00
26 100.00	100.00
27 100.00	100.00
28 100.00	100.00
29 100.00	100.00
30 100.00	100.00
31 100.00	100.00
32 100.00	100.00
33 100.00	100.00
34 100.00	100.00
35 100.00	100.00
36 100.00	100.00
37 100.00	100.00
38 100.00	100.00
39 100.00	100.00
40 100.00	100.00
41 100.00	100.00
42 100.00	100.00
43 100.00	100.00
44 100.00	100.00
45 100.00	100.00
46 100.00	100.00
47 100.00	100.00
48 100.00	100.00
49 100.00	100.00
50 100.00	100.00

Line Table	Count
11 100.00	100.00
12 100.00	100.00
13 100.00	100.00
14 100.00	100.00
15 100.00	100.00
16 100.00	100.00
17 100.00	100.00
18 100.00	100.00
19 100.00	100.00
20 100.00	100.00
21 100.00	100.00
22 100.00	100.00
23 100.00	100.00
24 100.00	100.00
25 100.00	100.00
26 100.00	100.00
27 100.00	100.00
28 100.00	100.00
29 100.00	100.00
30 100.00	100.00
31 100.00	100.00
32 100.00	100.00
33 100.00	100.00
34 100.00	100.00
35 100.00	100.00
36 100.00	100.00
37 100.00	100.00
38 100.00	100.00
39 100.00	100.00
40 100.00	100.00
41 100.00	100.00
42 100.00	100.00
43 100.00	100.00
44 100.00	100.00
45 100.00	100.00
46 100.00	100.00
47 100.00	100.00
48 100.00	100.00
49 100.00	100.00
50 100.00	100.00

Line Table	Count
11 100.00	100.00
12 100.00	100.00
13 100.00	100.00
14 100.00	100.00
15 100.00	100.00
16 100.00	100.00
17 100.00	100.00
18 100.00	100.00
19 100.00	100.00
20 100.00	100.00
21 100.00	100.00
22 100.00	100.00
23 100.00	100.00
24 100.00	100.00
25 100.00	100.00
26 100.00	100.00
27 100.00	100.00
28 100.00	100.00
29 100.00	100.00
30 100.00	100.00
31 100.00	100.00
32 100.00	100.00
33 100.00	100.00
34 100.00	100.00
35 100.00	100.00
36 100.00	100.00
37 100.00	100.00
38 100.00	100.00
39 100.00	100.00
40 100.00	100.00
41 100.00	100.00
42 100.00	100.00
43 100.00	100.00
44 100.00	100.00
45 100.00	100.00
46 100.00	100.00
47 100.00	100.00
48 100.00	100.00
49 100.00	100.00
50 100.00	100.00

Line Table	Count
11 100.00	100.00
12 100.00	100.00
13 100.00	100.00
14 100.00	100.00
15 100.00	100.00
16 100.00	100.00
17 100.00	100.00
18 100.00	100.00
19 100.00	100.00
20 100.00	100.00
21 100.00	100.00
22 100.00	100.00
23 100.00	100.00
24 100.00	100.00
25 100.00	100.00
26 100.00	100.00
27 100.00	100.00
28 100.00	100.00
29 100.00	100.00
30 100.00	100.00
31 100.00	100.00
32 100.00	100.00
33 100.00	100.00
34 100.00	100.00
35 100.00	100.00
36 100.00	100.00
37 100.00	100.00
38 100.00	100.00
39 100.00	100.00
40 100.00	100.00
41 100.00	100.00
42 100.00	100.00
43 100.00	100.00
44 100.00	100.00
45 100.00	100.00
46 100.00	100.00
47 100.00	100.00
48 100.00	100.00
49 100.00	100.00
50 100.00	100.00

(UNSUBDIVIDED)
 EXISTING DARY
 ZONED AD
 (MARICOPA COUNTY)

BOOK 504 PAGE 21
 OFFICIAL RECORDS BY
 MARICOPA COUNTY RECORDER
 MICHA HOBBS
 99-0552645
 04/09/99 08:16

CORNER OF SUBDIVISION
 E 1/4 CON. SEC. 36
 T.2S. R.3E.
 PND. 1 1/2" ALUM. CAP
 504-21

CMX GROUP INC. ENGINEERING PROJECT ADMINISTRATION CONSTRUCTION ANALYSIS	1515 E. MISSOURI PHOENIX, AZ 85014 PH (602)779-8436 FAX (602)265-1191
CMX JOB NO. 5972 DESIGNED: AJS	DATE: MARCH 1999 DRAWN: AJS
SCALE: 1"=50'	APPROVED:
DWG. NO. FP3 3	

LOT AREAS

LOT1	4,288 s.f.	0.0984 acres	LOT93	5,380 s.f.	0.1480 acres
LOT2	4,400 s.f.	0.1010 acres	LOT94	4,200 s.f.	0.1309 acres
LOT3	4,529 s.f.	0.1039 acres	LOT95	4,200 s.f.	0.0984 acres
LOT4	3,540 s.f.	0.0813 acres	LOT96	4,750 s.f.	0.1090 acres
LOT5	3,540 s.f.	0.0813 acres	LOT97	4,400 s.f.	0.1010 acres
LOT6	4,683 s.f.	0.1075 acres	LOT98	4,400 s.f.	0.1010 acres
LOT7	4,350 s.f.	0.0999 acres	LOT99	3,987 s.f.	0.0918 acres
LOT8	4,350 s.f.	0.0999 acres	LOT100	4,000 s.f.	0.1146 acres
LOT9	4,999 s.f.	0.1148 acres	LOT101	4,400 s.f.	0.1210 acres
LOT10	4,910 s.f.	0.1127 acres	LOT102	4,400 s.f.	0.0984 acres
LOT11	3,911 s.f.	0.0888 acres	LOT103	4,287 s.f.	0.1003 acres
LOT12	3,911 s.f.	0.0888 acres	LOT104	4,200 s.f.	0.1146 acres
LOT13	5,004 s.f.	0.1149 acres	LOT105	4,500 s.f.	0.1283 acres
LOT14	6,207 s.f.	0.1425 acres	LOT106	3,500 s.f.	0.0803 acres
LOT15	4,558 s.f.	0.1116 acres	LOT107	4,400 s.f.	0.1033 acres
LOT16	4,968 s.f.	0.1141 acres	LOT108	4,400 s.f.	0.1033 acres
LOT17	3,614 s.f.	0.0880 acres	LOT109	4,500 s.f.	0.1210 acres
LOT18	3,750 s.f.	0.0861 acres	LOT110	4,500 s.f.	0.1033 acres
LOT19	4,750 s.f.	0.1090 acres	LOT111	4,500 s.f.	0.1033 acres
LOT20	4,462 s.f.	0.1022 acres	LOT112	4,400 s.f.	0.1033 acres
LOT21	3,750 s.f.	0.0861 acres	LOT113	4,500 s.f.	0.1033 acres
LOT22	4,708 s.f.	0.1081 acres	LOT114	4,500 s.f.	0.1033 acres
LOT23	3,904 s.f.	0.0904 acres	LOT115	4,500 s.f.	0.1033 acres
LOT24	4,840 s.f.	0.1111 acres	LOT116	4,500 s.f.	0.1033 acres
LOT25	3,748 s.f.	0.1019 acres	LOT117	4,500 s.f.	0.1033 acres
LOT26	7,057 s.f.	0.1620 acres	LOT118	4,500 s.f.	0.1033 acres
LOT27	3,750 s.f.	0.0861 acres	LOT119	4,500 s.f.	0.1033 acres
LOT28	4,750 s.f.	0.1090 acres	LOT120	4,500 s.f.	0.1033 acres
LOT29	4,266 s.f.	0.0979 acres	LOT121	4,500 s.f.	0.1033 acres
LOT30	4,400 s.f.	0.1010 acres	LOT122	4,500 s.f.	0.1033 acres
LOT31	4,750 s.f.	0.1090 acres	LOT123	4,500 s.f.	0.1033 acres
LOT32	3,750 s.f.	0.0861 acres	LOT124	4,500 s.f.	0.1033 acres
LOT33	3,750 s.f.	0.0861 acres	LOT125	4,500 s.f.	0.1033 acres
LOT34	4,750 s.f.	0.1090 acres	LOT126	4,500 s.f.	0.1033 acres
LOT35	4,400 s.f.	0.1010 acres	LOT127	4,500 s.f.	0.1033 acres
LOT36	4,400 s.f.	0.1010 acres	LOT128	4,500 s.f.	0.1033 acres
LOT37	4,750 s.f.	0.1090 acres	LOT129	4,500 s.f.	0.1033 acres
LOT38	3,750 s.f.	0.0861 acres	LOT130	4,500 s.f.	0.1033 acres
LOT39	4,750 s.f.	0.1090 acres	LOT131	4,500 s.f.	0.1033 acres
LOT40	4,400 s.f.	0.1010 acres	LOT132	4,500 s.f.	0.1033 acres
LOT41	4,400 s.f.	0.1010 acres	LOT133	4,500 s.f.	0.1033 acres
LOT42	4,400 s.f.	0.1010 acres	LOT134	4,500 s.f.	0.1033 acres
LOT43	4,750 s.f.	0.1090 acres	LOT135	4,500 s.f.	0.1033 acres
LOT44	4,750 s.f.	0.1090 acres	LOT136	4,500 s.f.	0.1033 acres
LOT45	4,750 s.f.	0.1090 acres	LOT137	4,500 s.f.	0.1033 acres
LOT46	4,750 s.f.	0.1090 acres	LOT138	4,500 s.f.	0.1033 acres
LOT47	5,284 s.f.	0.1208 acres	LOT139	4,500 s.f.	0.1033 acres
LOT48	3,650 s.f.	0.0836 acres	LOT140	4,500 s.f.	0.1033 acres
LOT49	3,650 s.f.	0.0836 acres	LOT141	4,500 s.f.	0.1033 acres
LOT50	6,093 s.f.	0.1399 acres	LOT142	4,500 s.f.	0.1033 acres
LOT51	4,750 s.f.	0.1090 acres	LOT143	4,500 s.f.	0.1033 acres



DEDICATION

STATE OF ARIZONA }
 COUNTY OF MARICOPA } SS
 KNOW ALL MEN BY THESE PRESENTS:
 THAT COOPER COMMONS L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREETS, TRACTS, TRACTS AND EASEMENTS CONSTITUTING SAME THAT EACH LOT, STREET AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME, OR LETTER THAT IS GIVEN EACH RESPECTIVELY ON SAID PLAT.

THAT COOPER COMMONS L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREETS, TRACTS, TRACTS AND EASEMENTS CONSTITUTING SAME THAT EACH LOT, STREET AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME, OR LETTER THAT IS GIVEN EACH RESPECTIVELY ON SAID PLAT.

EASEMENTS ARE TO BE DEDICATED AS SHOWN ON THE PLAT.

TRACTS C THROUGH E, G THROUGH O, Q, S THROUGH U, W THROUGH Z ARE TO BE DESIGNATED AS PRIVATE DRIVES. AN EASEMENT IS HEREBY GRANTED TO THE CITY OF CHANDLER AND UTILITY COMPANIES FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC UTILITY LINES, AND FACILITIES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, ELECTRICITY, GAS, TELEPHONE AND CABLE TV, AND ACCESS AND EGRESS FOR THE OPERATION AND MAINTENANCE OF SUCH UTILITIES FOR TRASH REMOVAL AND EMERGENCY SERVICES VEHICLES ACROSS THE ENTIRE AREA OF SAID TRACTS C THROUGH E, G THROUGH O, Q, S THROUGH U, W THROUGH Z.

TRACT BE IS TO BE CONVEYED TO THE CITY OF CHANDLER BY SEPARATE INSTRUMENT.

TRACTS A THROUGH AA ARE NOT TO BE CONVEYED TO BE DEDICATED TO THE PUBLIC BUT ARE TO BE CONVEYED TO THE COOPER COMMONS HOMEOWNERS' ASSOCIATION FOR USE AND ENJOYMENT AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND SAID ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE THEREOF. A PEDESTRIAN ACCESS EASEMENT AND A LANDSCAPE EASEMENT ARE HEREBY DEDICATED TO THE PUBLIC ACROSS THE ENTIRE AREA OF TRACTS A, B, F, P, R, V, AND AA. A PRIVATE EASEMENT FOR DRAINAGE AND RELATION IS HEREBY DEDICATED ACROSS THE ENTIRE AREA OF TRACT P.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR THE ADJACENT LOT TRACT/PARCELS OWNERS.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL
 COOPER COMMONS L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREBY CAUSED THIS DEED TO BE ATTORNEY AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICERS THEREUNTO DULY AUTHORIZED THIS 25 DAY OF MAY 1999, BY COOPER COMMONS L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY.

BY CAREFREE PARTNERS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, ITS MANAGER/MEMBER

BY WEST MANAGEMENT LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, ITS MANAGER

BY THE RICHARD WEST COMPANY, AN ARIZONA CORPORATION, ITS GENERAL PARTNER

BY *Richard B. West*
 RICHARD B. WEST IS PRESIDENT

STATE OF ARIZONA }
 COUNTY OF MARICOPA } SS
 KNOW ALL MEN BY THESE PRESENTS:
 THE FOREGOING INSTRUMENT ACKNOWLEDGED BEFORE ME ON THIS 25th DAY OF MAY 1999 BY RICHARD B. WEST IS PRESIDENT OF THE RICHARD WEST COMPANY, AN ARIZONA CORPORATION, THE GENERAL PARTNER IN WEST MANAGEMENT LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, THE MANAGER OF CAREFREE PARTNERS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, THE MANAGER/MEMBER OF COOPER COMMONS L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, FOR AND ON BEHALF THEREOF.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL
 BY *Shirley E. Tracy* 52579
 SHIRLEY E. TRACY
 MY COMMISSION EXPIRES 4-1-2001

ACKNOWLEDGMENT

STATE OF ARIZONA }
 COUNTY OF MARICOPA } SS
 KNOW ALL MEN BY THESE PRESENTS:
 THE FOREGOING INSTRUMENT ACKNOWLEDGED BEFORE ME ON THIS 25th DAY OF MAY 1999 BY RICHARD B. WEST IS PRESIDENT OF THE RICHARD WEST COMPANY, AN ARIZONA CORPORATION, THE GENERAL PARTNER IN WEST MANAGEMENT LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, THE MANAGER OF CAREFREE PARTNERS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, THE MANAGER/MEMBER OF COOPER COMMONS L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, FOR AND ON BEHALF THEREOF.

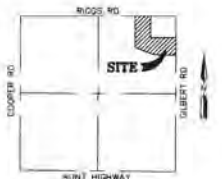
IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL
 BY *Shirley E. Tracy* 52579
 SHIRLEY E. TRACY
 MY COMMISSION EXPIRES 4-1-2001

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 36, HAVING A BEARING OF 99°00'00" E AS PER COOPER COMMONS PARCEL 3, RECORDED IN BOOK 488, PAGE 43 M.C.R.

A FINAL PLAT
 OF
COOPER COMMONS III
PARCEL 10

A Portion of the NE 1/4 Section 36,
 T. 2 S., R. 5 E., Gila and Salt River Meridian
 Maricopa County, Arizona



VICINITY MAP
 N.T.S.

RATIFICATION

BY THIS RATIFICATION, *Richard E. Ewers*
 DULY ELECTED **PRESIDENT** OF COOPER COMMONS HOMEOWNERS ASSOCIATION ACKNOWLEDGES THE RESPONSIBILITIES DELEGATED HEREIN.

BY *Shirley E. Tracy*
 NAME
 TITLE **SECRETARY**
 DATE **5-25-99**

APPROVALS

Approved by the Council of the City of Chandler,
 Arizona this 25th DAY OF *May* 1999.

By *Janet Stinson* 6/8/99
 Mayor Date

Attest *Shirley E. Tracy* 6/8/99
 City Clerk Date

City of Chandler
 CITY CLERK
 ARIZONA

ACKNOWLEDGMENT

STATE OF ARIZONA }
 COUNTY OF MARICOPA } SS
 ON THIS 25th DAY OF *May* 1999
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED *Richard E. Ewers* AND THAT HE/SHE BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING RATIFICATION IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF, I HAVE HEREBY SET MY HAND AND OFFICIAL SEAL.

BY *Shirley E. Tracy*
 NOTARY PUBLIC

MY COMMISSION EXPIRES 4-1-2001

This is to certify that in my opinion all lots shown upon this subdivision conform to good land planning policies and are suitable for the purpose for which they are subdivided.

BY *Daryl Ball* 6/7/99
 Planning Director Date

THIS IS TO CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE CITY CODE HAVE BEEN COMPLIED WITH AND THAT THE PROPOSED SUBDIVISION IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576, ARIZONA REVISED STATUTES.

BY *Daryl Ball* 6-8-99
 CITY ENGINEER DATE

GENERAL NOTES

- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
- NO STRUCTURES OF ANY KIND MAY BE CONSTRUCTED, OR ANY VEGETATION PLANTED NOR BE ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS WHICH WOULD IMPAIR THE FLOW OF WATER THROUGH THE EASEMENTS.
- ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF CHANDLER WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL REUSE UTILITY COLLECTION PROGRAM DEVELOPMENT DATED APRIL 13, 1995.
- A #4 REBAR 18" IN LENGTH WILL BE SET AT EACH LOT AND TRACT CORNER AT THE COMPLETION OF MASS GRADING.
- CROSS AREA = 927,311 S.F. - 21,2881 AC.
- ALL TRACTS NOT DEDICATED TO THE CITY OF CHANDLER SHALL BE IMPROVED IN ACCORDANCE WITH APPROVED PLANS AND DEEDS TO THE COOPER COMMONS HOMEOWNERS ASSOCIATION AFTER PLAT RECORDATION.
- RESIDENTIAL REUSE UTILITY COLLECTION CARTS WILL BE PICKED UP FROM THE THROUGH STREETS ONLY. REUSE CARTS MUST BE PLACED ALONG THE CURB IN AN AREA DESIGNATED "NO PARKING" RESIDENTS MUST PLACE AND REMOVE CONTAINERS AS STIPULATED HEREIN AND IN THE HOMEOWNERS CONDITIONS, COVENANTS, AND RESTRICTIONS.

PLAT 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.

BY *Daryl Ball*

15575
 GERALD HUGHES
 REGISTERED LAND SURVEYOR NO. 15573

SURVEY CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON HAS BEEN MADE UNDER MY DIRECTION, THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED.

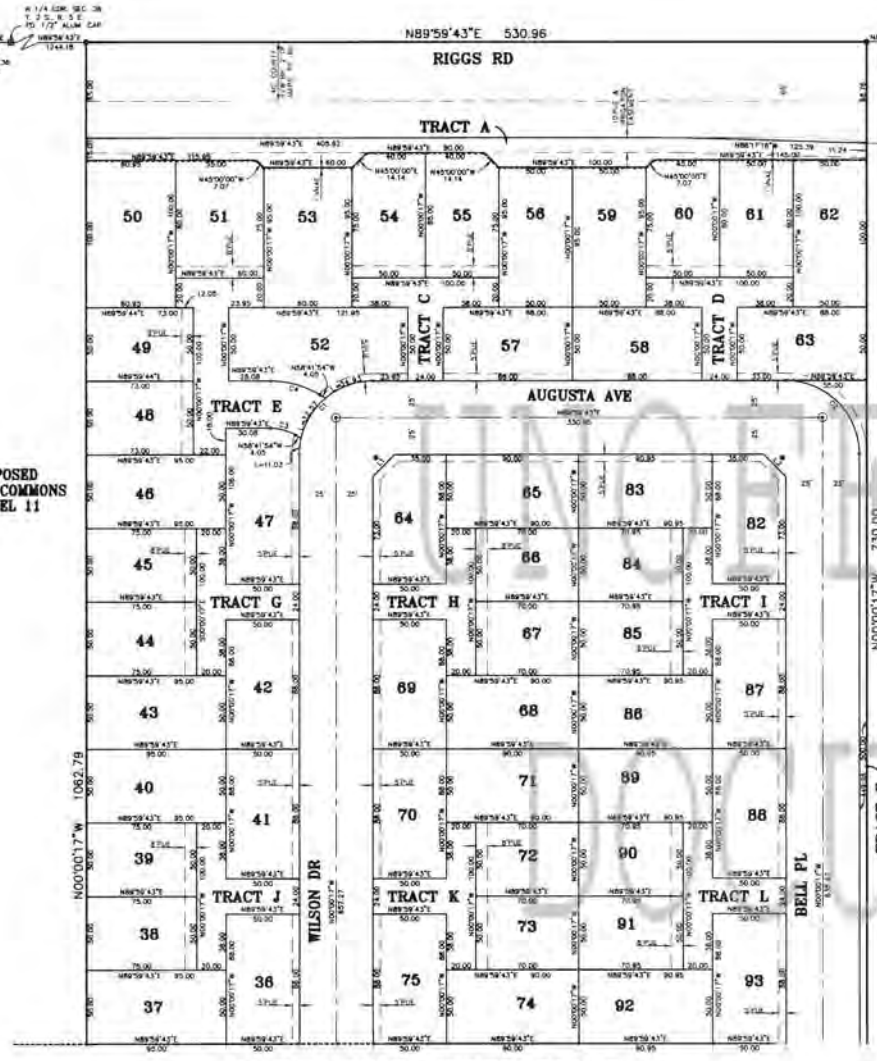
AGRA Infrastructure, Inc.
 ENGINEERING GLOBAL SOLUTIONS
 4430 EAST HOLMES AVENUE
 MESA, ARIZONA 85208-3379
 PHONE (602) 830-3700 FAX (602) 830-3883
 SHEET 1 OF 3 Job No. 01 1998 160.10

504-33

1/4 COR. SEC. 36
T. 23 S. R. 1 E.
TO 172' ALUM. CAP.
N89°59'43"E
354.18

1/4 COR. SEC. 36
T. 23 S. R. 1 E.
TO 172' ALUM. CAP.
N89°59'43"E
354.18

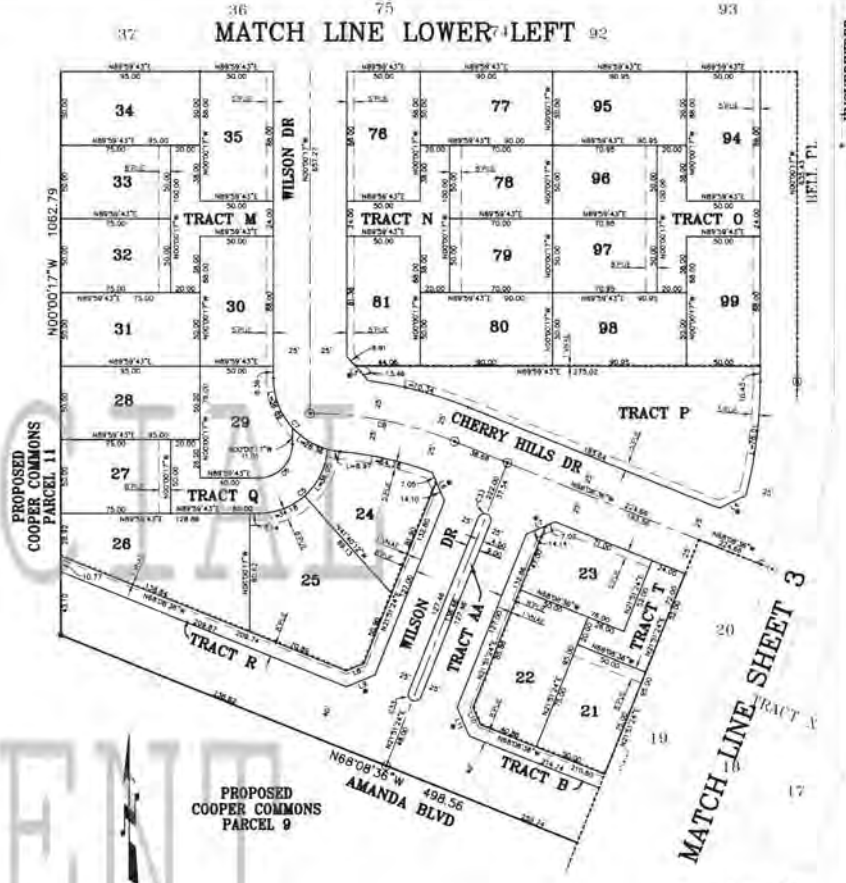
PROPOSED
COOPER COMMONS
PARCEL 11



MATCH LINE UPPER RIGHT 95

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	50.00	78.54	50.00	70.71	S44°59'43"W	90°00'00"
C2	50.00	78.54	50.00	70.71	N49°00'17"W	90°00'00"
C3	34.00	18.56	9.53	18.35	N74°21'06"W	31°18'21"
C4	65.00	36.06	18.49	35.61	N74°21'06"W	31°18'21"
C5	47.00	70.22	43.53	63.87	N47°11'30"E	85°36'28"
C6	33.00	36.15	23.00	23.53	N44°59'43"E	90°00'00"
C7	50.00	74.21	45.85	67.59	S42°31'33"E	85°36'28"
C8	264.28	100.84	51.04	100.23	N72°04'26"W	21°51'41"
C9	334.37	127.58	64.58	126.81	N107°05'34"E	21°51'41"
C10	4.50	14.14	9.00	9.00	S68°08'36"W	180°00'00"

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.21	S44°59'43"W
L2	21.21	S44°59'43"E
L3	20.07	S62°50'40"E
L4	22.37	N41°46'58"W
L5	21.15	N23°18'08"W
L6	21.21	N66°31'24"E
L7	21.21	N66°31'24"E
L8	12.93	N66°31'24"E
L9	21.21	N66°31'24"E
L10	12.93	N23°08'56"W
L11	21.21	N23°08'56"W

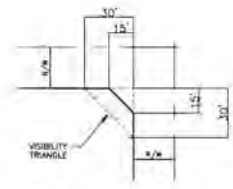


PROPOSED
COOPER COMMONS
PARCEL 11

PROPOSED
COOPER COMMONS
PARCEL 9

LEGEND

- ⊠ Indicates found monument as noted
- ⊙ Indicates Set Brass Cap
- Indicates Corner of Subdivision
- Indicates Boundary of this Subdivision
- Indicates 8' Public Utilities & Facilities Easement
- Indicates 1' Vehicular Non-Access Easement
- Indicates Building Setback Line
- ★ See Sight Visibility Triangle Detail, on this sheet.



TYPICAL CORNER SIGHT VISIBILITY TRIANGLE

(FOR CITY OF CHANDLER POLICES AND GUIDELINES FOR STREET DESIGN AND ACCESS CONTROL 3.6-2 & FIGURE 5)

KEY LOT RESTRICTIONS:
NO STRUCTURES OR LANDSCAPING ABOVE 24' IN LENGTH ALLOWED WITHIN VISIBILITY EASEMENT EXCEPT TREES WITH BRANCHES NOT LESS THAN 5' ABOVE THE GROUND.

504-33



**COOPER COMMONS III
PARCEL 10**

AGRA Infrastructure, Inc.
ENGINEERING GLOBAL SOLUTIONS
4435 EAST HOLMES AVENUE
MESA, ARIZONA 85209-3372
PHONE (480) 830-3700 FAX (480) 830-3903
SHEET 2 OF 3 Job No. 01 1998 160.10

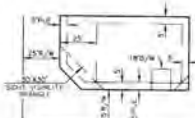
CITY LOG # 21 98-0027

UNSUBDIVIDED

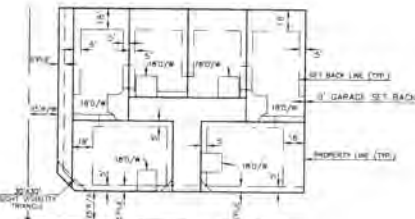
LEGEND

- Ⓜ Indicates found monument as noted
- Ⓞ Indicates Set Brass Cap
- Indicates Corner of Subdivision
- Indicates Boundary of this Subdivision
- Indicates 8' Public Utilities & Facilities Easement
- Indicates 1' Vehicular Non Access Easement
- Indicates Building Setback Line
- See Slight Visibility Triangle Detail, on sheet 2

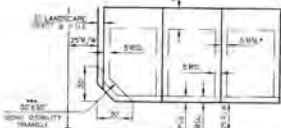
LINE	LENGTH	BEARING
L4	20.07	S61°50'40"E
L10	21.64	N27°22'28"W
L13	21.21	N44°42'56"W
L14	21.21	N44°52'33"W
L15	21.21	N45°17'28"E



POD LAYOUT FOR (LOTS 1, 64, & 82)



TYPICAL POD LAYOUT (6 LOTS)



TYPICAL LOT DETAIL

- MIN. 5' SIDE YARD SETBACK TO TOTAL OF EACH SIDE
- COULDED MATERIAL CAN ENDOUCH INTO REAR SETBACK TO MINIMUM 5' OF REAR PROPERTY LINE
- NO STRUCTURES OR LANDSCAPING ABOVE 24" IN HEIGHT ALLOWED WITHIN PROPERTY EXCEPT EXCEPT WITH BRANCHES NOT LARGER THAN 6" ABOVE THE GROUND

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C9	334.37	127.58	64.58	126.81	N10°50'34"E	21°31'41"
C10	500.00	186.20	95.23	187.10	S78°54'36"E	21°14'00"
C11	500.00	78.14	39.60	79.71	N44°42'36"W	9°20'00"
C12	212.00	52.48	26.28	52.35	N08°48'07"E	14°11'01"
C13	188.00	30.78	15.41	30.72	N04°23'49"W	0°22'29"
C14	48.00	220.28	37.44	57.56	S70°07'43"W	280°26'29"
C20	1000.00	316.38	159.44	374.16	S78°54'36"E	21°14'00"
C22	312.00	52.95	26.54	52.89	N05°09'07"E	09°43'26"
C23	288.00	48.86	24.50	48.82	N05°09'07"E	09°43'26"
C24	875.00	30.26	15.13	30.26	S69°08'02"E	01°58'53"
C25	805.00	17.35	8.68	17.35	S69°23'36"E	01°09'46"
C26	875.00	100.01	50.06	99.96	S78°54'36"E	05°32'26"
C27	855.00	36.86	18.43	36.86	S82°01'11"E	02°28'13"
C28	805.00	26.86	13.43	26.86	S77°56'48"E	02°28'13"
C31	45.00	47.93	24.50	45.10	N19°25'42"W	81°01'30"
C32	45.00	34.76	18.50	33.90	S08°14'07"W	44°15'34"

DEED 504 BASE 33
 OFFICIAL RECORD OF
 ALL NEW PARCELS
 99-0556799
 DELIVERED 10/23

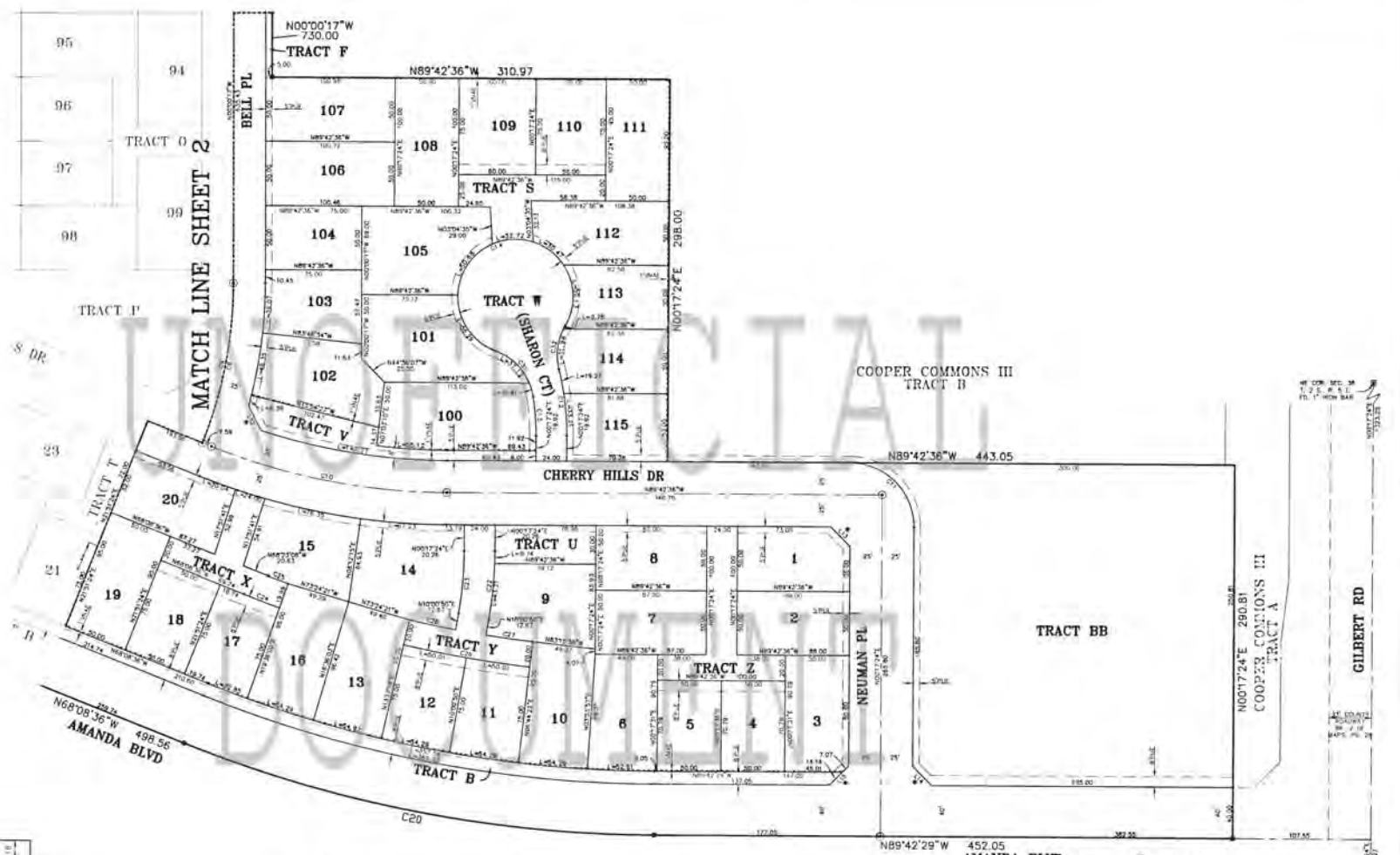
[Signature]
 504-33

**COOPER COMMONS III
 PARCEL 10**

AGRA Infrastructure, Inc.
 ENGINEERING & GLOBAL SOLUTIONS

8435 EAST HOLMES AVENUE
 MESA, ARIZONA 85206-3372
 PHONE (602) 850-3700 FAX (602) 850-3953

SHEET 3 OF 3 JOB NO. 01 1998 160.10



City Log # PT 98-00127

A FINAL PLAT OF COOPER COMMONS III PARCEL 11

A Portion of the NE 1/4 Section 36,
T. 2 S., R. 5 E., Gila and Salt River Meridian
Maricopa County, Arizona

LOT AREAS

LO11	7,207 s.f.	0.1654 acres
LO12	7,227 s.f.	0.1656 acres
LO13	6,321 s.f.	0.1444 acres
LO14	7,058 s.f.	0.1570 acres
LO15	8,287 s.f.	0.1874 acres
LO16	15,264 s.f.	0.3485 acres
LO17	7,847 s.f.	0.1801 acres
LO18	7,015 s.f.	0.1540 acres
LO19	7,015 s.f.	0.1540 acres
LO110	7,133 s.f.	0.1577 acres
LO111	7,477 s.f.	0.1717 acres
LO112	7,015 s.f.	0.1540 acres
LO113	7,015 s.f.	0.1540 acres
LO114	7,015 s.f.	0.1540 acres
LO115	7,066 s.f.	0.1552 acres
LO116	7,477 s.f.	0.1656 acres
LO117	7,398 s.f.	0.1628 acres
LO118	7,066 s.f.	0.1552 acres
LO119	7,015 s.f.	0.1540 acres
LO120	7,015 s.f.	0.1540 acres
LO121	7,015 s.f.	0.1540 acres
LO122	7,015 s.f.	0.1540 acres
LO123	7,015 s.f.	0.1540 acres
LO124	7,015 s.f.	0.1540 acres
LO125	7,015 s.f.	0.1540 acres
LO126	7,287 s.f.	0.1623 acres
LO127	7,477 s.f.	0.1656 acres
LO128	7,245 s.f.	0.1593 acres
LO129	7,245 s.f.	0.1593 acres
LO130	7,245 s.f.	0.1593 acres
LO131	7,245 s.f.	0.1593 acres
LO132	7,245 s.f.	0.1593 acres
LO133	7,245 s.f.	0.1593 acres
LO134	11,327 s.f.	0.2592 acres
LO135	5,784 s.f.	0.1284 acres
LO136	7,548 s.f.	0.1653 acres
LO137	7,516 s.f.	0.1643 acres
LO138	7,066 s.f.	0.1552 acres
LO139	7,799 s.f.	0.1726 acres
LO140	6,252 s.f.	0.1384 acres
LO141	6,252 s.f.	0.1384 acres
LO142	8,427 s.f.	0.1925 acres
LO143	7,719 s.f.	0.1709 acres
LO144	6,322 s.f.	0.1384 acres
LO145	7,618 s.f.	0.1679 acres
LO146	7,719 s.f.	0.1709 acres
LO147	8,318 s.f.	0.1890 acres
LO148	7,124 s.f.	0.1533 acres
LO149	7,403 s.f.	0.1630 acres
LO150	7,428 s.f.	0.1635 acres
LO151	7,130 s.f.	0.1537 acres
LO152	7,130 s.f.	0.1537 acres
LO153	7,700 s.f.	0.1688 acres
LO154	7,700 s.f.	0.1688 acres
LO155	7,440 s.f.	0.1626 acres
LO156	7,440 s.f.	0.1626 acres
LO157	7,776 s.f.	0.1706 acres
LO158	7,738 s.f.	0.1694 acres
LO159	7,440 s.f.	0.1626 acres
LO160	7,440 s.f.	0.1626 acres
LO161	7,440 s.f.	0.1626 acres
LO162	7,440 s.f.	0.1626 acres
LO163	7,427 s.f.	0.1625 acres
LO164	8,871 s.f.	0.2006 acres
LO165	10,209 s.f.	0.2309 acres
LO166	8,615 s.f.	0.1928 acres
LO167	7,130 s.f.	0.1537 acres
LO168	7,130 s.f.	0.1537 acres
LO169	7,130 s.f.	0.1537 acres
LO170	7,130 s.f.	0.1537 acres
LO171	7,130 s.f.	0.1537 acres
LO172	7,130 s.f.	0.1537 acres
LO173	7,130 s.f.	0.1537 acres
LO174	7,130 s.f.	0.1537 acres
LO175	7,130 s.f.	0.1537 acres
LO176	8,653 s.f.	0.1928 acres
LO177	9,829 s.f.	0.2270 acres
LO178	7,754 s.f.	0.1700 acres
LO179	6,248 s.f.	0.1384 acres
LO180	7,859 s.f.	0.1724 acres
LO181	7,280 s.f.	0.1611 acres
LO182	7,027 s.f.	0.1533 acres
LO183	7,021 s.f.	0.1531 acres
LO184	7,942 s.f.	0.1753 acres
LO185	7,299 s.f.	0.1576 acres
LO186	7,400 s.f.	0.1620 acres
LO187	7,409 s.f.	0.1621 acres
LO188	7,162 s.f.	0.1564 acres
TRACT A	29,483 s.f.	0.6771 acres
TRACT B	1,720 s.f.	0.0395 acres
TRACT C	5,868 s.f.	0.1347 acres
TRACT D	34,542 s.f.	0.7866 acres
Total	107,014 s.f.	24.3779 acres
ERRY	107,014 s.f.	24.3779 acres

DEDICATION

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

THAT COOPER COMMONS III, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED, UNDER THE NAME OF "COOPER COMMONS III PARCEL 11" A PORTION OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "COOPER COMMONS III PARCEL 11" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND QUOTE THE DIMENSIONS OF THE LOTS, STREETS, TRACTS AND EASEMENTS CONSTITUTING SAME THAT EACH LOT, STREET AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME, OR LETTER THAT IS GIVEN EACH RESPECTIVELY ON SAID PLAT THAT COOPER COMMONS III, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREETS, EASEMENTS ARE HEREBY DEDICATED AS SHOWN ON THE PLAT. A PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ACROSS THE ENTIRE AREA OF TRACTS A, B, AND C, TRACTS A THROUGH C ARE NOT TO BE CONSTRUED TO BE DEDICATED TO THE GENERAL PUBLIC AND ARE TO BE CONVEYED TO THE COOPER COMMONS HOMEOWNERS ASSOCIATION FOR ITS USE AND ENJOYMENT AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND SAID ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE THEREOF. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY IS BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR THE ABUTTING LOT/TRACT/PARCELOOWNER.

IN WITNESS WHEREOF:

COOPER COMMONS III, AN ARIZONA LIMITED COMPANY, AS OWNER, HAS HERETOFORE CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICERS THEREUNTO DULY AUTHORIZED THIS 5th DAY OF MAY, 1999, BY COOPER COMMONS III, AN ARIZONA LIMITED LIABILITY COMPANY.

BY: CAREFREE PARTNERS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, ITS MANAGER/MEMBER
BY: WEST MANAGEMENT LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, ITS MANAGER
BY: THE RICHARD WEST CORPORATION, AN ARIZONA CORPORATION, ITS GENERAL PARTNER
Richard B. West III
RICHARD B. WEST III, PRESIDENT

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

THE FOREGOING INSTRUMENT ACKNOWLEDGED BEFORE ME ON THIS 5th DAY OF MAY, 1999, BY RICHARD B. WEST III, PRESIDENT OF THE RICHARD WEST CORPORATION, AN ARIZONA LIMITED PARTNERSHIP, THE MANAGER OF CAREFREE PARTNERS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, THE MANAGER/MEMBER OF COOPER COMMONS III, AN ARIZONA LIMITED LIABILITY COMPANY, FOR AND ON BEHALF THEREOF.

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

By: *Shirley C. May* 5-25-99
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4-1-2001



BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 36, HAVING A BEARING OF N80°02'45" E AS PER COOPER COMMONS PARCEL 3 RECORDED IN BOOK 444, PAGE 43 M.C.R.

APPROVALS

BY ACCEPTANCE OF THIS PLAT, THE CITY OR CHANDLER AGREES TO THE VACATION OR ABANDONMENT OF THE EASEMENT DESCRIBED OR SHOWN HEREON.

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS 11th DAY OF JUNE, 1999.

BY: *Jan Sully* 6/8/99
CITY CLERK
ATTEST: *David Bell* 6/15/99
PLANNING DIRECTOR



THIS IS TO CERTIFY THAT IN MY OPINION ALL LOTS SHOWN UPON THIS SUBDIVISION CONFORM TO GOOD LAND PLANNING POLICIES AND ARE SUITABLE FOR THE PURPOSE FOR WHICH THEY ARE SUBDIVIDED.

BY: *David Bell* 6/15/99
PLANNING DIRECTOR

THIS IS TO CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE CITY CODE HAVE BEEN COMPLIED WITH AND THAT THE PROPOSED SUBDIVISION IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 40-576, ARIZONA REVISED STATUTES.

BY: *B. D. D...* 6-14-99
CITY ENGINEER

GENERAL NOTES

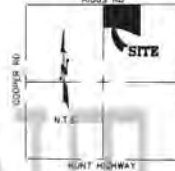
- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCED AND DRIVEWAYS.
- NO STRUCTURES OF ANY KIND MAY BE CONSTRUCTED, OR ANY VEGETATION PLANTED NOR BE ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS WHICH WOULD IMPIDE THE FLOW OF WATER THROUGH THE EASEMENTS.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF CHANDLER WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL GUIDELINES FOR PLANNED AREA DEVELOPMENT DATED APRIL 13, 1988.
- A "A REAR YD" IN LENGTH WILL BE SET AT EACH LOT AND TRACT CORNER AT THE COMPLETION OF MASS SPREADING.
- GROSS AREA = 107,014 S.F. = 24.3779 AC.
- ALL TRACTS NOT DEDICATED TO THE CITY OF CHANDLER SHALL BE IMPROVED IN ACCORDANCE WITH APPROVED PLANS AND DEEDED TO THE COOPER COMMONS HOMEOWNERS ASSOCIATION AFTER PLAT RECORDATION.
- MINIMUM REAR YARD SETBACK FOR A TWO STORY STRUCTURE SHALL BE THIRTY(30) FEET ON DESIGNATED LOTS.
- ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE SANITARY SEWER EASEMENT AREA. NO TREES ARE ALLOWED.

TRACT AREAS AND USES

TRACT	AREA (AC)	DESCRIPTION OF USE
"A"	0.68	LANDSCAPE & PUBLIC UTILITY EASEMENT
"B"	0.04	LANDSCAPE & PUBLIC UTILITY EASEMENT
"C"	0.13	LANDSCAPE & PUBLIC UTILITY EASEMENT
TOTAL GROSS AREA	= 0.853 AC	



VICINITY MAP



BOOK 504 PAGE 32
OFFICIAL RECORD BY
MARICOPA COUNTY RECORDER
HELEN PURCELL
99-0556798
06/10/99 10:02

PLAT 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.



GERALD HUGHES
REGISTERED LAND SURVEYOR NO. 15573

RATIFICATION

BY THIS RATIFICATION, *Russell E. Ewers* PRESIDENT OF COOPER COMMONS HOMEOWNERS ASSOCIATION ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREIN.

BY: *Russell E. Ewers*
NAME
PRESIDENT 5-25-99
DATE

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS
ON THIS 5th DAY OF MAY, 1999
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED *Russell E. Ewers* AND THAT HE/SHE BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL.

By: *Shirley C. May*
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-1-2001



SURVEY CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON HAS BEEN MADE UNDER MY DIRECTION, THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPEATED.

50432

AGRA Infrastructure, Inc.
ENGINEERING GLOBAL SOLUTIONS

4435 EAST HOLMES AVENUE
MESA, ARIZONA 85206-3372
PHONE (602) 830-3700 FAX (602) 830-3903
SHEET 1 OF 2 Job No. 01 1998 160.11

BOOK 504 PAGE 32
 PLAT BY: JAMES M. HAYES
 PLAT DATE: 05/19/98
 99-0556798
 05/19/98

COOPER COMMONS
 PARCEL I
 BOOK 448, PAGE 42, MCR



MC COR. REC. 36
 PL. 17 MON 848

- LEGEND**
- ⊙ Indicates found monument as noted
 - ⊙ Indicates Set Back Case
 - Indicates Corner of Subdivision
 - Indicates Boundary of this Subdivision
 - ⊙ Indicates Public Utilities & Facilities Easement Dedicated to the City of Mesa
 - ⊙ Indicates 1' Vehicular Non Access Easement Dedicated to the City of Mesa
 - Indicates Building Setback Line
 - See Sight Visibility Triangle Detail, on this sheet
 - (RADIAL) The centerline of Torrey Pines Lane is the radial line for C20
 - 12" W 12 Foot Sewer Easement

LINE TABLE

LINE	LENGTH	BEARING
L1	28.36	N45°09'18"E
L2	21.21	N44°38'43"E
L3	21.21	N43°31'17"W
L4	21.21	N45°00'17"W
L5	21.21	N45°00'17"W
L6	21.21	N44°59'43"E
L7	20.35	N42°43'00"W
L8	21.21	N44°59'43"E
L9	21.21	N44°59'43"E
L10	21.21	N45°00'17"W
L11	27.44	N46°21'15"W
L12	28.55	N55°35'18"E
L13	28.55	N43°19'50"W
L14	29.32	N45°08'21"E
L15	28.05	N23°37'29"W
L16	20.00	S89°29'43"W



TYPICAL CORNER SIGHT VISIBILITY TRIANGLE

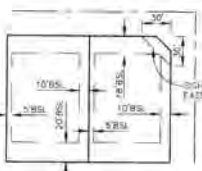
(PER CITY OF CHANDLER POLICES AND GUIDELINES FOR STREET DESIGN AND ACCESS CONTROL, 3.6-2 & FIGURE 3)

KEY LOT RESTRICTIONS:
 NO STRUCTURES OR LANDSCAPING ABOVE 24' IN LENGTH ALLOWED WITHIN VISIBILITY FACEMENT EXCEPT TREES WITH BRANCHES NOT LESS THAN 6' ABOVE THE GROUND.

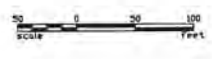
CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1815.00	841.61	426.51	834.09	S88°25'38"W	26°34'04"
C2	55.00	120.48	106.80	97.79	S44°59'43"W	122°30'20"
C3	50.00	15.49	7.81	15.43	N08°52'32"W	174°51'07"
C4	50.00	15.49	7.81	15.43	S81°07'42"E	174°51'07"
C5	55.00	120.48	106.80	97.79	N45°00'17"W	122°30'20"
C6	50.00	15.49	7.81	15.43	N81°07'06"E	174°51'07"
C7	50.00	15.49	7.81	15.43	S08°52'32"W	174°51'07"
C8	55.00	120.48	106.80	97.79	N45°00'17"W	122°30'20"
C9	55.00	125.50	121.11	100.16	N42°10'53"W	131°09'06"
C10	50.00	15.49	7.81	15.43	N81°07'06"E	174°51'07"
C11	50.00	13.83	6.96	13.78	S05°21'19"W	174°51'07"
C12	50.00	120.48	106.80	97.79	S44°59'43"W	122°30'20"
C13	50.00	15.49	7.81	15.43	S81°07'42"E	174°51'07"
C14	50.00	15.49	7.81	15.43	S08°52'32"W	174°51'07"
C15	50.00	222.38	65.36	79.43	S104°17'08"E	294°49'40"
C16	50.00	49.42	26.94	47.43	N28°18'53"E	56°37'39"
C17	50.00	16.88	8.01	16.81	S29°16'06"E	181°17'42"
C18	300.00	114.47	57.04	113.77	N102°52'57"E	72°49'40"
C19	500.00	190.78	96.56	189.62	N102°52'57"E	21°51'40"
C20	432.48	84.03	42.15	83.89	N05°33'44"E	11°08'01"
C21	400.00	152.62	77.25	151.70	N10°55'34"E	21°51'40"
C22	50.00	229.35	58.69	79.00	N89°28'41"E	26°49'09"
C23	50.00	36.14	18.92	35.38	N20°47'01"E	41°24'35"
C24	50.00	36.14	18.90	35.35	S00°42'54"E	41°24'35"
C25	50.00	15.49	7.81	15.43	N81°07'06"E	174°51'07"
C26	50.00	15.49	7.81	15.43	N08°52'32"E	174°51'07"

COOPER COMMONS
 PARCEL B
 BOOK 448, PAGE 44, MCR



TYPICAL MINIMUM BUILDING SETBACKS



504-32

COOPER COMMONS III
 PARCEL 11

AGRA Infrastructure, Inc.

ENGINEERING GLOBAL SOLUTIONS
 4435 EAST HOLMES AVENUE
 MESA, ARIZONA 85206-3372
 PHONE: (602) 830-3700 FAX: (602) 830-3903
 SHEET 2 OF 2 Job No. 01 1998 160.11

City Log # 87 66-0026