

REPLAT OF TOLLESON LANDING

AS RECORDED IN BOOK 1726, PAGE 24, MCR, LOCATED IN THE
NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 1
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA
COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA

COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS: TWO TREE 99TH AND VAN BUREN, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "VILLAS AT TOLLESON LANDING" A PORTION OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS "VILLAS AT TOLLESON LANDING", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT. TWO TREE 99TH AND VAN BUREN, LLC, AS OWNER, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE PROPOSED TRACTS IDENTIFIED FOR PUBLIC USE, IF ANY, AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

KNOW ALL PERSONS BY THESE PRESENTS:

THAT TWO TREE 99TH AND VAN BUREN, LLC, HAS SUBDIVIDED UNDER THE NAME "VILLAS AT TOLLESON LANDING", A REPLAT OF LOT 2, OF SEC 99TH AVE & VAN BUREN, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 1590 OF MAPS, PAGE 39, M.C.R., LOCATED IN A PORTION OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "TWO TREE 99TH AND VAN BUREN", AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, TWO TREE 99TH AND VAN BUREN, LLC, A DELAWARE LIMITED LIABILITY, AS OWNER, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF TANNER MADDOX, ITS AUTHORIZED OWNERS REPRESENTATIVE THEREUNTO DULY AUTHORIZED THIS 3rd DAY OF December, 2024.

Tanner Maddox
OWNER/AUTHORIZED SIGNER

NOTES

- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF TOLLESON SHALL NOT BE REQUIRED TO REPAIR OR REPLACE ANY OBSTRUCTIONS, PAVING OR VEGETATION THAT BECOMES DAMAGED OR MUST BE REMOVED DURING THE COURSE OF REQUIRED CONSTRUCTION, RECONSTRUCTION, MAINTENANCE OR REPAIR.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED TO FEET INTO THE PROPERTY AND 20 FEET ALONG THE RIGHT-OF-WAY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 2 FEET.
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- EACH LOT OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE EASEMENT AREAS LOCATED ON THEIR LOT.
- EACH LOT OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE DRAINAGE FACILITIES LOCATED ON THEIR LOT.
- AN 18" REBAR WITH U.S. CAP WILL BE SET AT ALL BOUNDARY CORNERS, LOT CORNERS, POINT OF CURVATURE, POINT OF TANGENCY, AND ANGLE POINTS AT COMPLETION OF MASS GRADING.
- THE CITY OF TOLLESON IS NOT DESIGNATED AS AN ASSURED WATER PROVIDER PURSUANT TO A.R.S. 45-576.
- NO STRUCTURE OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENT MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO THE BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ADJUTING PROPERTY OWNER.
- EACH LOT SHALL BE RESPONSIBLE FOR RETAINING THE STORMWATER RUNOFF PER THE CITY OF TOLLESON REQUIREMENTS FOR THEIR 1/2 STREET FRONTS IN ADDITION TO THE LOT ITSELF.
- ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EXISTING EASEMENT, NO TREES ARE ALLOWED.
- CITY ACCESS EASEMENTS, IF ANY, SHALL REMAIN UNOBTSTRUCTED FOR CITY ACCESS, NO CONSTRUCTION OR PLANTING ARE PERMITTED.

FLOOD PLAIN DESIGNATION

PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE "X" SHADED DESIGNATION BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 04013C2160M WITH A DATE IDENTIFICATION OF SEPTEMBER 18, 2020, COMMUNITY 040055 (CITY OF TOLLESON).

ZONE "X" SHADED IS LABELED AS: 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

FLOOD INSURANCE RATE MAP (F.I.R.M.) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	FIRM DATE (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AD ZONE USE DEPTH)
04013C	2160	M	09/18/20	X	N/A

LAND SURVEYOR'S CERTIFICATION

- I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA.
- THIS IS A PLAT MADE UNDER MY DIRECTION.
- THIS PLAT MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS.
- THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF JUNE, 2024.
- THE SURVEY IS TRUE AND COMPLETE AS SHOWN.
- MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET BEFORE RECORDATION.
- THEIR POSITION ARE CORRECTLY SHOWN; AND
- SAID MONUMENTS ARE SUFFICIENT TO ENABLE SURVEY TO BE RETRACED.
- I HEREBY CERTIFY THIS SUBDIVISION CONFORMS TO ALL REGULATIONS AND REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF TOLLESON.

COLIN D. HARVEY
NAME

REGISTERED LAND SURVEYOR R.L.S.#42017

RATIFICATION

AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST, RECORDED IN THE COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, IN INSTRUMENT NO. THE UNDERSIGNED HEREBY RATIFIES, APPROVES AND CONFIRMS IS GIVEN TO SAID DEEDS AS STATED IN THIS PLAT AS TO THE INTEREST OF THE UNDERSIGNED, THE PERSON SIGNING FOR BENEFICIARY WARRANTS AND REPRESENTS THEY HAVE POWER AND AUTHORITY TO DO SO.

BY: _____ DATE: _____

NAME: _____

TITLE: _____

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF TOLLESON, ARIZONA ON THE
DAY OF _____ 2024

APPROVED: _____ MAYOR DATE: _____

ATTEST: _____ CITY CLERK DATE: _____

APPROVED: _____ CITY MANAGER DATE: _____

APPROVED: _____ CITY ENGINEER DATE: _____

ACKNOWLEDGMENT

California
Ventura
> SS

BEFORE THIS 3rd DAY OF December, 2024, *Tanner Maddox*, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE *Tanner Maddox*, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT AS AUTHORIZED SIGNATORY EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

Brittany A. Terry
NOTARY PUBLIC

May 20 2024
EXPIRES



VICINITY MAP

SHEET INDEX

- COVER SHEET
- FINAL PLAT
- DETAILS AND TABLES

PROJECT DESCRIPTION

A PROPOSED MULTI FAMILY RESIDENTIAL DEVELOPMENT
CONSISTING OF 143 TOWNHOUSE UNITS.

TOTAL GROSS ACREAGE = 7.64 AC
TOTAL NET ACREAGE = 7.64 AC

SITE DATA

APN: 101-05-978
EXISTING ZONING: C-2
NUMBER OF LOTS: 143
GROSS AREA: 7.64 AC
NET AREA: 7.64 AC

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 9 FROM WHENCE THE WEST QUARTER CORNER BEARS SOUTH 00 DEGREES 05 MINUTES 49 SECONDS WEST, A DISTANCE OF 2843.79 FEET;

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, SOUTH 00 DEGREES 05 MINUTES 49 SECONDS WEST, A DISTANCE OF 1224.46 FEET;

THENCE DEPARTING SAID LINE SOUTH 89 DEGREES 47 MINUTES 28 SECONDS EAST, A DISTANCE OF 298.43 TO THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 05 MINUTES 49 SECONDS EAST, A DISTANCE OF 541.40 FEET;

THENCE NORTH 33 DEGREES 36 MINUTES 28 SECONDS EAST, A DISTANCE OF 138.40 FEET;

THENCE NORTH 00 DEGREES 05 MINUTES 49 SECONDS EAST, A DISTANCE OF 514.28 FEET TO THE SOUTHERN RIGHT OF WAY LINE OF WEST VAN BUREN STREET, ACCORDING TO A FINAL PLAT ON FILE AT THE OFFICE OF MARICOPA COUNTY, ARIZONA RECORDER, IN BOOK 1590 OF MAPS, PAGE 39;

THENCE ALONG SAID RIGHT OF WAY, NORTH 89 DEGREES 56 MINUTES 20 SECONDS EAST, A DISTANCE OF 243.29 FEET;

THENCE DEPARTING SAID LINE, SOUTH 00 DEGREES 03 MINUTES 40 SECONDS EAST, A DISTANCE OF 1,172.38 FEET;

THENCE NORTH 89 DEGREES 47 MINUTES 28 SECONDS WEST, A DISTANCE OF 322.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 332,764 SQUARE FEET OR 7.6392 ACRES, MORE OR LESS.

BASIS OF BEARING

THE WEST LINE OF THE N.W. QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 1 EAST, G.A.S.R.M. WHICH BEARS NOTED AS SHOWN ON THE FINAL PLAT FOR "SEC 99TH AVE & VAN BUREN", ACCORDING TO BOOK 1590 OF MAPS, PAGE 39, MARICOPA COUNTY RECORDS.

BENCHMARK

A BRASS CAP ON TOP OF CURB AT SOUTH SIDE OF CURB RETURN STAMPED CITY OF TOLLESON BENCHMARK NO 7 2018 FOUND AT THE SOUTHWEST CORNER OF 99TH AVENUE & VAN BUREN STREET, LOCATED IN SECTION 9, TOWNSHIP 1 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
ELEVATION = 1010.21' (NAVD 88 DATUM)

TRACT TABLE

TRACT	DESCRIPTION OF USE
TRACT A	PRIVATE WATER, PRIVATE SEWER, DRAINAGE, INGRESS/EGRESS, SOLID WASTE, EMERGENCY VEHICLE ACCESS, LANDSCAPE, OPEN SPACE, AMENITIES. TRACT A IS TO BE OWNED AND MAINTAINED BY THE OWNER OF SUCH TRACT, INCLUDING A HOMEOWNER'S ASSOCIATION, IF ANY.

Harvey Land Surveying, Inc.
461 E. Darmouth Dr.
Casa Grande, Arizona 85122
(520) 876-0212

KEYNOTE

COVER SHEET

PROJECT:

Job No. 20211080
Drawn By: ME
Checked By: DE



JOB NO.
20211080

FINAL REPLAT

SHEET NO.

1

OF 4



2 OF 4

