

# FINAL PLAT OF STELLAR AIRPARK ESTATES II AMENDED

A REPLAT OF LOTS 1 THROUGH 9, INCLUSIVE, AND TRACTS A, D, E AND F OF STELLAR AIRPARK ESTATES II, RECORDED IN BOOK 1025 OF MAPS, PAGE 21, M.C.R. LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT PRAMAR PROPERTIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "STELLAR AIRPARK ESTATES II AMENDED", A REPLAT OF LOTS 1 THROUGH 9, INCLUSIVE, AND TRACTS A, D, E AND F OF STELLAR AIRPARK ESTATES II, RECORDED IN BOOK 1025 OF MAPS, PAGE 21, MARICOPA COUNTY RECORDS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "STELLAR AIRPARK ESTATES II AMENDED" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT, TRACT, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT. TRACTS "AA", "BB" AND "CC" ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE STELLAR AIRPARK ESTATES II HOMEOWNERS ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. EASEMENTS ARE DEDICATED AS SHOWN ON THE PLAT.

TRACT "DD" IS HEREBY DECLARED AS PRIVATE STREETS FOR INGRESS/EGRESS TO AND FROM EACH LOT BY THE OWNER THEREOF AND ITS INVITEES, CONTRACTORS, EMPLOYEES, AGENTS AND GUESTS. OWNER GRANTS TO THE CITY OF CHANDLER AND APPLICABLE UTILITY PROVIDERS AND SERVICE PROVIDERS AN EASEMENT OVER, UNDER, THROUGH AND ACROSS TRACT "DD" FOR (1) THE INSTALLATION, OPERATION AND FURNISHING OF MAINTENANCE OF PUBLIC UTILITY LINES AND FACILITIES, INCLUDING, WITHOUT LIMITATION, ELECTRICITY, GAS, TELEPHONE, CABLE TV, WATER AND SEWER LINES, AND (2) INGRESS AND EGRESS FOR THE OPERATION AND MAINTENANCE OF SUCH UTILITIES, AND FOR TRASH REMOVAL. A BLANKET EMERGENCY VEHICULAR ACCESS EASEMENT IS HEREBY DEDICATED TO THE CITY OF CHANDLER.

THE RIGHT-OF-WAY LANDSCAPE MAINTENANCE OF ALL TRACTS IS THE RESPONSIBILITY OF THE STELLAR AIRPARK ESTATES II HOMEOWNERS ASSOCIATION. THE MAINTENANCE OF THE LANDSCAPING WITHIN THE RIGHT-OF-WAY TO THE BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE STELLAR AIRPARK ESTATES II HOMEOWNERS ASSOCIATION OR THE ABUTTING LOT OWNER. ALL TRACTS SHALL BE IMPROVED IN ACCORDANCE WITH APPROVED PLANS AND DEEDED TO THE STELLAR AIRPARK ESTATES II HOMEOWNERS ASSOCIATION AFTER PLAT RECORDATION.

PRAMAR PROPERTIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY GRANT AND CONVEY TO THE CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION, AN EASEMENT FOR AVIGATION PURPOSES OVER AND ACROSS ALL LOTS, TRACTS, AND PARCELS OF SAID SUBDIVISION IN CONNECTION WITH FLIGHTS FROM THREE HUNDRED FIFTY (350) FEET ABOVE THE SURFACE TO AN INFINITE HEIGHT ABOVE THE SAME, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THE LAND, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT OR TAKING OFF FROM, OR OPERATION AT OR ON STELLAR AIRPARK; AND THE OWNERS (GRANTORS) DO FURTHER RELEASE AND DISCHARGE THE CITY, FOR THE USE AND BENEFIT OF THE PUBLIC AND AGENCIES OF THE CITY, OF AND FROM ALL LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER OR IN CONNECTION WITH THE OWNER'S (GRANTOR'S) PROPERTY ABOVE THREE HUNDRED FIFTY (350) FEET, TO AN INFINITE HEIGHT ABOVE THE SAME, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATION AT OR ON STELLAR AIRPARK.

THE GRANTING OF THIS AVIGATION EASEMENT AND RELEASE DOES NOT RELIEVE OWNERS AND OPERATORS OF AIRCRAFT FROM LIABILITY FOR DAMAGES OR INJURY TO PERSONS OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, VIBRATION, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

THIS AVIGATION EASEMENT AND RELEASE SHALL BE BINDING UPON SAID OWNERS (GRANTORS) AND THEIR HEIRS, ASSIGNS AND SUCCESSORS IN INTEREST TO ALL LOTS, TRACTS, AND PARCELS IN THE SAID SUBDIVISION AND OWNERS FURTHER AGREE THAT THIS EASEMENT AND STATEMENT OF RELEASE SHALL BE A COVENANT RUNNING WITH THE LAND.

IN WITNESS WHEREOF: PRAMAR PROPERTIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE OFFICER LISTED BELOW, THEREUNTO DULY AUTHORIZED.

PRAMAR PROPERTIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: Ron Pratte  
RON PRATTE  
ITS: MANAGER

## ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.

COUNTY OF MARICOPA

ON THIS 16<sup>th</sup> DAY OF January, 2017, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED RON PRATTE WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

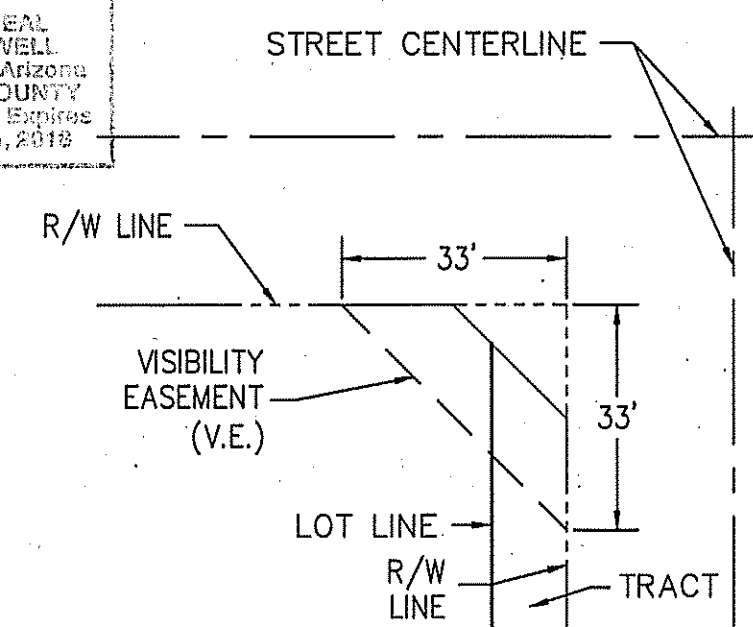
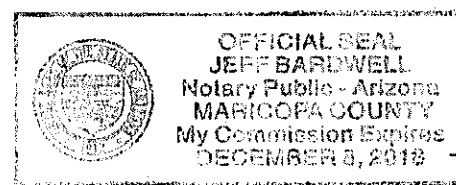
Jeff Bardwell 1-16-17  
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: Dec. 8, 2018

## NOTES

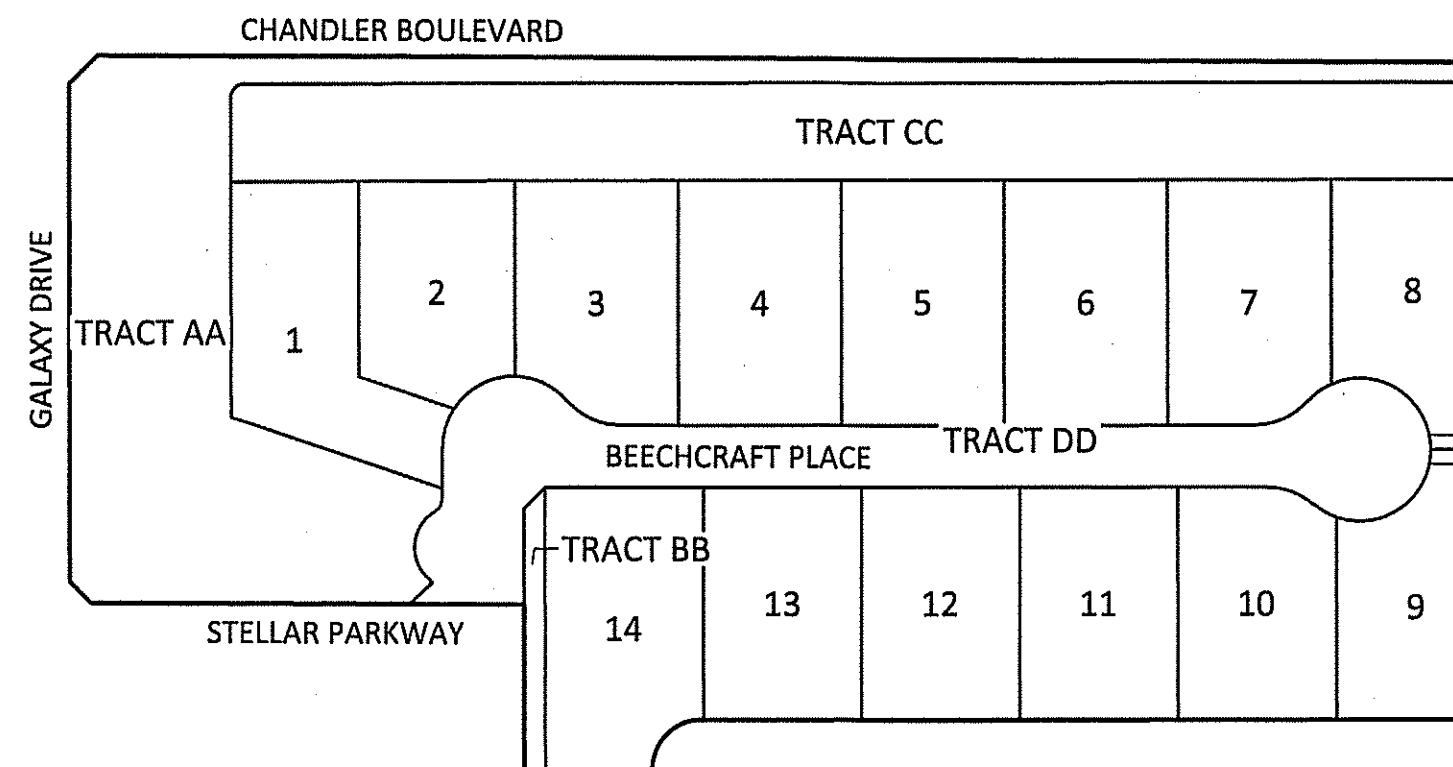
- THESE PRIVATE STREETS WILL REMAIN PRIVATE AND WILL NEVER CONVERT TO PUBLIC OWNERSHIP.
- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
- NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
- IN EASEMENTS FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF, ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES ARE ALLOWED.
- ALL UTILITIES AND ELECTRIC LINES ARE TO BE INSTALLED UNDERGROUND.
- ALL INDIVIDUAL LOT PROPERTY CORNERS SHALL BE SET WITH 1/2" REBAR AND CAP OR TAG BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT. PROPERTY CORNERS WILL BE SET AT COMPLETION OF MASS GRADING.
- VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 6' ABOVE THE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.
- THIS SUBDIVISION IS LOCATED WITHIN FLOOD ZONE X PER FEMA FLOOD INSURANCE RATE MAP 04013C2720L, DATED OCTOBER 16, 2013.
- ALL OFFICIAL SEALS AND STAMPS AFFIXED TO THE FINAL PLAT MUST BE IN BLACK INK AS REQUIRED BY THE MARICOPA COUNTY RECORDER'S OFFICE. ALL SIGNATURES MUST BE IN BLACK INK.
- ALL TRACTS THAT WILL NOT BE CONVEYED TO THE CITY OF CHANDLER AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED THE CITY OF CHANDLER AND SHALL BE CONVEYED BY WARRANTY (OR SPECIAL WARRANTY) DEED TO THE STELLAR AIRPARK ESTATES II HOMEOWNERS ASSOCIATION. THE STELLAR AIRPARK ESTATES II HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
- THIS PROPERTY IS WITHIN THE STELLAR AIRPARK POTENTIAL AIRPORT INFLUENCE AREA AND IS SUBJECT TO AIRCRAFT NOISE AND OVERFLIGHT ACTIVITY, AND IS ENCUMBERED BY AN AVIGATION EASEMENT GRANTED TO THE CITY OF CHANDLER.

OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
ADRIAN FONTES  
20170075009 01/31/2017 11:58  
BOOK 1309 PAGE 16  
ELECTRONIC RECORDING  
P15STELAIRMNDIIIFT-2-1-1-M-  
Palumboa



33' X 33' VISIBILITY EASEMENT  
(N.T.S.)

NOTES:  
GROUND COVER, FLOWERS, AND GRANITE LESS THAN 2' (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN 6' ABOVE GROUND IN THIS AREA.  
TREES SHALL NOT BE SPACED LESS THAN 8' APART.



## SHEET INDEX

- COVER, DEDICATION, SITE DATA, BASIS OF BEARINGS, CERTIFICATIONS & NOTES, DETAILS,
- FINAL PLAT PLAN SHEET, LOT AREA TABLE, TRACT AREA & USAGE TABLE AND BOUNDARY OVERVIEW

## SITE DATA

ZONING: PAD  
NUMBER OF LOTS: 14  
GROSS AREA: 10.0901 ACRES

## BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON BOOK 1025 OF MAPS, PAGE 21, M.C.R., SAID BEARING BEING:

SOUTH 89 DEGREES 41 MINUTES 19 SECONDS EAST

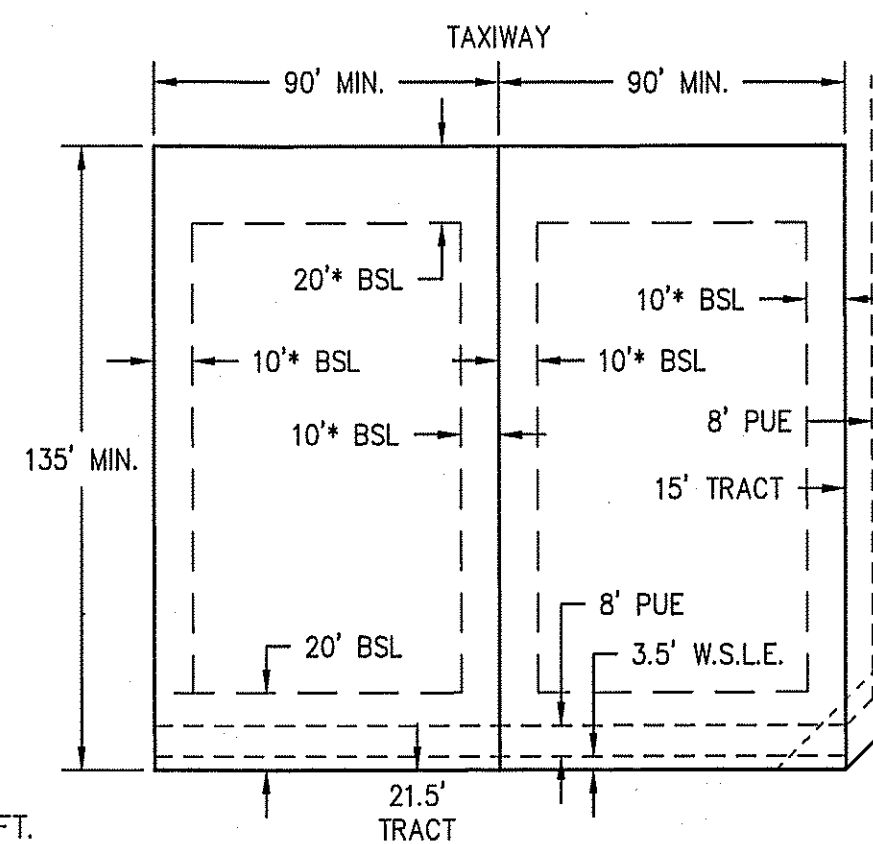
## BOUNDARY CORNER NOTIFICATION

PER THE ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS (ADOPTED FEB. 6, 2010), EXTERIOR BOUNDARY CORNERS WILL BE SET BY THE SURVEYOR WHO CERTIFIED THIS PLAT. IT IS THE RESPONSIBILITY OF THE SUBDIVIDER TO ENSURE THAT INTERIOR CORNERS OF THE SUBDIVISION ARE SET (I) WITHIN NINETY (90) DAYS AFTER COMPLETION OF THE CONSTRUCTION IMPROVEMENTS, OR (II) WITHIN TWO (2) YEARS AFTER RECORDATION OF THE SUBDIVISION PLAT, WHICHEVER DATE IS FIRST TO OCCUR. THE INTERIOR CORNERS OF THE SUBDIVISION MAY BE STAKED BY SURVEYORS OTHER THAN WHO CERTIFIED THIS SURVEY. IT WILL BE THE RESPONSIBILITY OF THE OTHER SURVEYOR WHO STAKES THE INTERIOR CORNERS OF THE SUBDIVISION TO RECORD A "RECORD OF SURVEY" WITH THE COUNTY RECORDER CONSISTENT WITH CURRENT ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS.

## SURVEYOR'S 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.

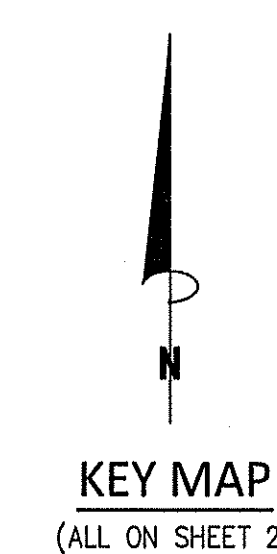
Douglas B. Toney 4/1/17  
DOUGLAS B. TONEY  
REGISTERED LAND SURVEYOR NO. 55030  
BOWMAN CONSULTING  
1295 W. WASHINGTON STREET, SUITE 108  
TEMPE, ARIZONA 85281



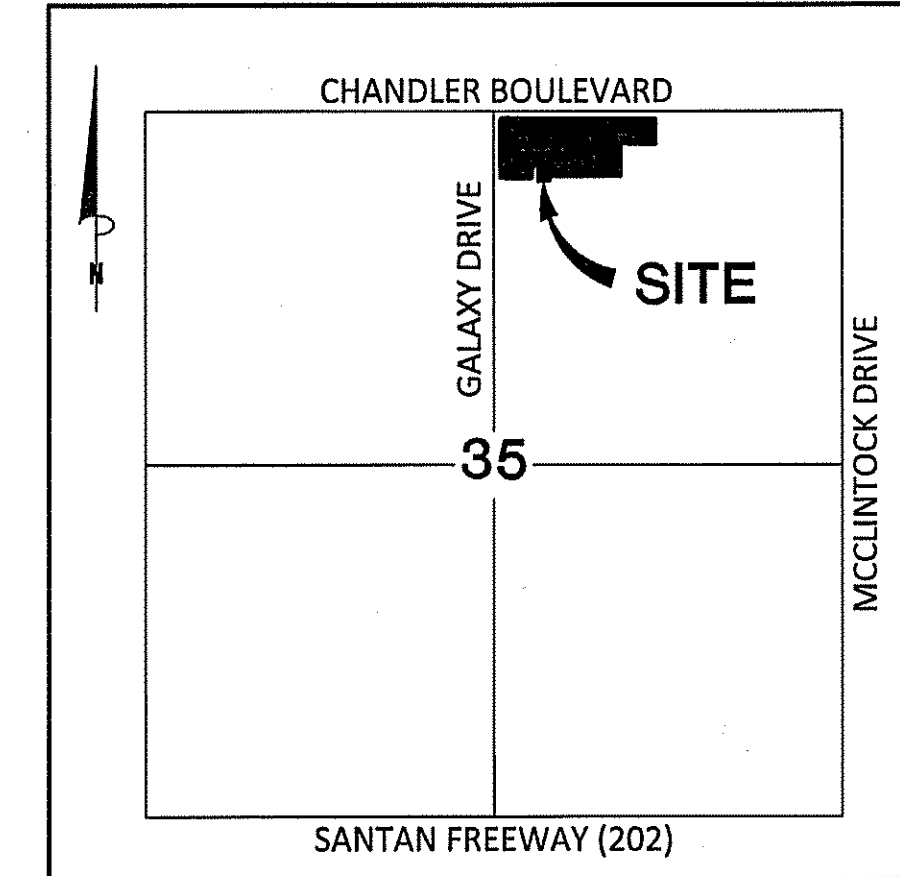
TYPICAL LOT DETAIL  
N.T.S.

FRONT: 20'  
REAR: 20'  
SIDE: 10'  
MINIMUM LOT WIDTH: 90'  
MINIMUM LOT AREA: 16,000 SQ. FT.  
MAXIMUM LOT COVERAGE: 45%

\*HANGERS MAY BE CONSTRUCTED UP TO THE SIDE AND REAR LOT LINE - EXCEPT OVER OR IN EASEMENTS



KEY MAP  
(ALL ON SHEET 2)  
NTS



VICINITY MAP  
N.T.S.

## OWNER / DEVELOPER

PRAMAR PROPERTIES, L.L.C.  
4440 W EARHART WAY  
CHANDLER, AZ 85226  
PHONE: (702) 378-5500  
CONTACT: RON PRATTE

## ENGINEER

BOWMAN CONSULTING  
1295 W WASHINGTON ST  
SUITE 108  
TEMPE, AZ 85281  
PHONE: (480) 629-8830  
CONTACT: TROY PETERSON

## HOMEOWNERS RATIFICATION

BY THIS RATIFICATION Ron Pratte, DULY ELECTED DIRECTOR OF THE STELLAR AIRPARK ESTATES II HOMEOWNERS ASSOCIATION ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREIN.

Ron Pratte DATE  
SIGNATURE DATE

## ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.

COUNTY OF MARICOPA

ON THIS 16<sup>th</sup> DAY OF January, 2017, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Ron Pratte WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

Jeff Bardwell 1-16-17  
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: Dec. 8, 2018

## CITY OF CHANDLER CERTIFICATION

THIS IS TO CERTIFY THAT IN MY OPINION ALL LOTS, PARCELS, AND TRACTS SHOWN ON THIS PLAT CONFORM TO GOOD LAND PLANNING POLICIES AND ARE SUITABLE FOR THE PURPOSE FOR WHICH THEY ARE PLATTED.

Pauline Cole 1-25-17  
TRANSPORTATION & DEVELOPMENT DIRECTOR DATE

## CERTIFICATION

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

Pauline Cole (#2123) 1-25-17  
CITY ENGINEER DATE

## APPROVAL

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS

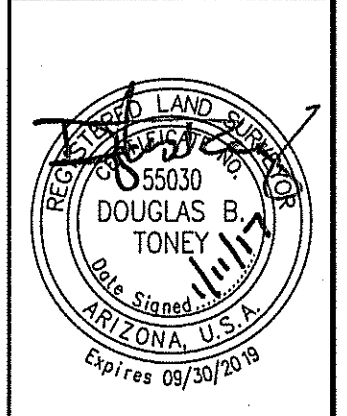
DAY 13<sup>th</sup> OF October, 2016.

BY: Jay Robinson 1/27/17  
MAYOR DATE

ATTEST: Mariel Padua 1/30/2017  
CITY CLERK DATE



**Bowman**  
CONSULTING  
Bowman Consulting Group, Ltd.  
1295 W Washington Street, #108  
Tempe, AZ 85281  
Phone: (480) 629-8830  
Fax: (480) 629-8841  
www.bowmanconsulting.com



FINAL PLAT OF  
STELLAR AIRPARK ESTATES II AMENDED  
CHANDLER, ARIZONA

REVISION	DATE	DESCRIPTION

DATE: 1-11-17  
PROJ NO: 050202-01  
TASK NUM: 001  
DRAWN BY: DT  
CHECKED: KG  
QUALITY:  
CLIENT NO:  
SCALE  
N.T.S.  
1 of 2

