

RESOLUTION NO. R2022.170

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE GENERAL PLAN 2040 FOR APPROXIMATELY 34.43 ACRES LOCATED AT 53 SOUTH PRIEST DRIVE AND OWNED BY THE CITY OF TEMPE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEMPE, that the General Plan 2040 Projected Land Use Map is hereby amended from "Commercial" to "Mixed Use" for approximately 34.43 acres; and the General Plan 2040 Projected Residential Density Map is hereby amended adding "High Density – Urban Core (more than 65 du/ac)" for 34.43 acres, all located at 53 South Priest Drive.

See Attachment A, Legal Description

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this 29th day of November, 2022.



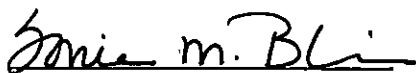
Corey D. Woods, Mayor

ATTEST:



Carla R. Reece, City Clerk

APPROVED AS TO FORM:



Sonia M. Blain, City Attorney

ATTACHMENT A

Wood, Patel & Associates, Inc.
602.335.8500
www.woodpatel.com

October 26, 2022
WP# 184876
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See Exhibit "A"

LEGAL DESCRIPTION Tempe Entertainment District Mixed Use

Lot 1 and a portion of Lot 2, Elements at Tempe Center for the Arts, recorded in Book 1021, page 49, Maricopa County Records (MCR), lying within the northwest quarter of Section 16, Township 1 North, Range 4 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the northwest corner of said Section 16, a 2-inch aluminum cap illegible with no identification, from which the west quarter corner of said section, a 3-inch City of Tempe brass cap flush, bears South 01°28'16" East (basis of bearing), a distance of 2589.46 feet;
THENCE along the west line of said section, South 01°28'16" East, a distance of 851.72 feet;
THENCE leaving said west line, North 88°31'44" East, a distance of 131.84 feet, to the northwest corner of said Lot 1 and the **POINT OF BEGINNING**;
THENCE along the northerly line of said Lot 1, South 86°56'10" East, a distance of 30.00 feet;
THENCE South 23°02'46" East, a distance of 28.56 feet;
THENCE continuing along said northerly line and the northerly line of said Lot 2, South 81°12'26" East, a distance of 1056.91 feet;
THENCE leaving said northerly lines, South 00°55'04" East, a distance of 446.64 feet, to a point of intersection with a non-tangent curve;
THENCE easterly along said non-tangent curve to the left, having a radius of 787.00 feet, concave northerly, whose radius bears North 41°29'16" East, through a central angle of 42°24'20", a distance of 582.47 feet, to the curves end;
THENCE North 89°04'56" East, a distance of 433.08 feet, to the east line of said Lot 2;
THENCE along said east line, South 00°48'29" East, a distance of 298.20 feet, to the southeast corner of said Lot 2 and a point of intersection with a non-tangent curve;
THENCE along the southerly line of said Lot 2, westerly along said non-tangent curve to the right, having a radius of 1080.92 feet, concave northerly, whose radius bears North 11°09'20" West, through a central angle of 25°29'52", a distance of 481.03 feet, to a point of intersection with a non-tangent line;
THENCE North 75°42'52" West, a distance of 257.03 feet, to a point of intersection with a non-tangent curve;
THENCE westerly along said non-tangent curve to the left, having a radius of 1019.93 feet, concave southerly, whose radius bears South 14°17'50" West, through a central angle of 30°42'06", a distance of 546.53 feet, to the southwest corner of said Lot 2, the east line of said Lot 1 and a point of intersection with a non-tangent line;
THENCE leaving said southerly line, along said east line, South 02°11'22" East, a distance of 10.34 feet, to the southeast corner of said Lot 1 and a point of intersection with a non-tangent curve;

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Mixed Use**

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THENCE leaving said east line, along the southerly line of said Lot 1, southwesterly along said non-tangent curve to the left, having a radius of 1009.93 feet, concave southeasterly, whose radius bears South 16°32'25" East, through a central angle of 13°14'25", a distance of 233.38 feet, to a point of intersection with a non-tangent line;
THENCE South 60°11'49" West, a distance of 422.17 feet, to a point of intersection with a non-tangent curve;
THENCE southwesterly along said non-tangent curve to the right, having a radius of 1582.00 feet, concave northwesterly, whose radius bears North 29°48'54" West, through a central angle of 06°11'50", a distance of 171.11 feet, to a point of intersection with a non-tangent line;
THENCE North 58°21'26" West, a distance of 40.20 feet, to the southwest corner of said Lot 1;
THENCE leaving said southerly line, along the westerly line of said Lot 1, North 00°08'35" East, a distance of 81.92 feet, to the beginning of a curve;
THENCE northerly along said curve to the left, having a radius of 1497.39 feet, concave westerly, through a central angle of 09°02'04", a distance of 236.11 feet, to the curves end;
THENCE North 08°53'29" West, a distance of 218.34 feet, to the beginning of a curve;
THENCE northerly along said curve to the right, having a radius of 1367.39 feet, concave easterly, through a central angle of 06°42'16", a distance of 160.00 feet, to the beginning of a compound curve;
THENCE northerly along said compound curve to the right, having a radius of 8034.23 feet, concave easterly, through a central angle of 03°24'38", a distance of 478.24 feet, to a point of intersection with a non-tangent line;
THENCE North 88°23'29" East, a distance of 30.37 feet, to a point of intersection with a non-tangent curve;
THENCE northerly along said non-tangent curve to the right, having a radius of 8004.23 feet, concave easterly, whose radius bears South 88°45'24" East, through a central angle of 01°49'21", a distance of 254.61 feet, to the **POINT OF BEGINNING**.

Containing 1,499,897 square feet or 34.4329 acres, more or less.

Subject to existing right-of-ways and easements.

This parcel description is based on Final Plat for Elements at Tempe Center for the Arts, recorded in Book 1021, page 49, MCR, client provided information and is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of January, 2019. Any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

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EXPIRES 12-31-23

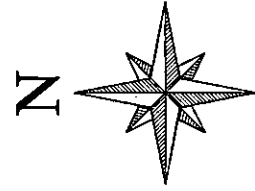
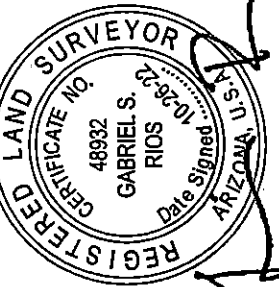
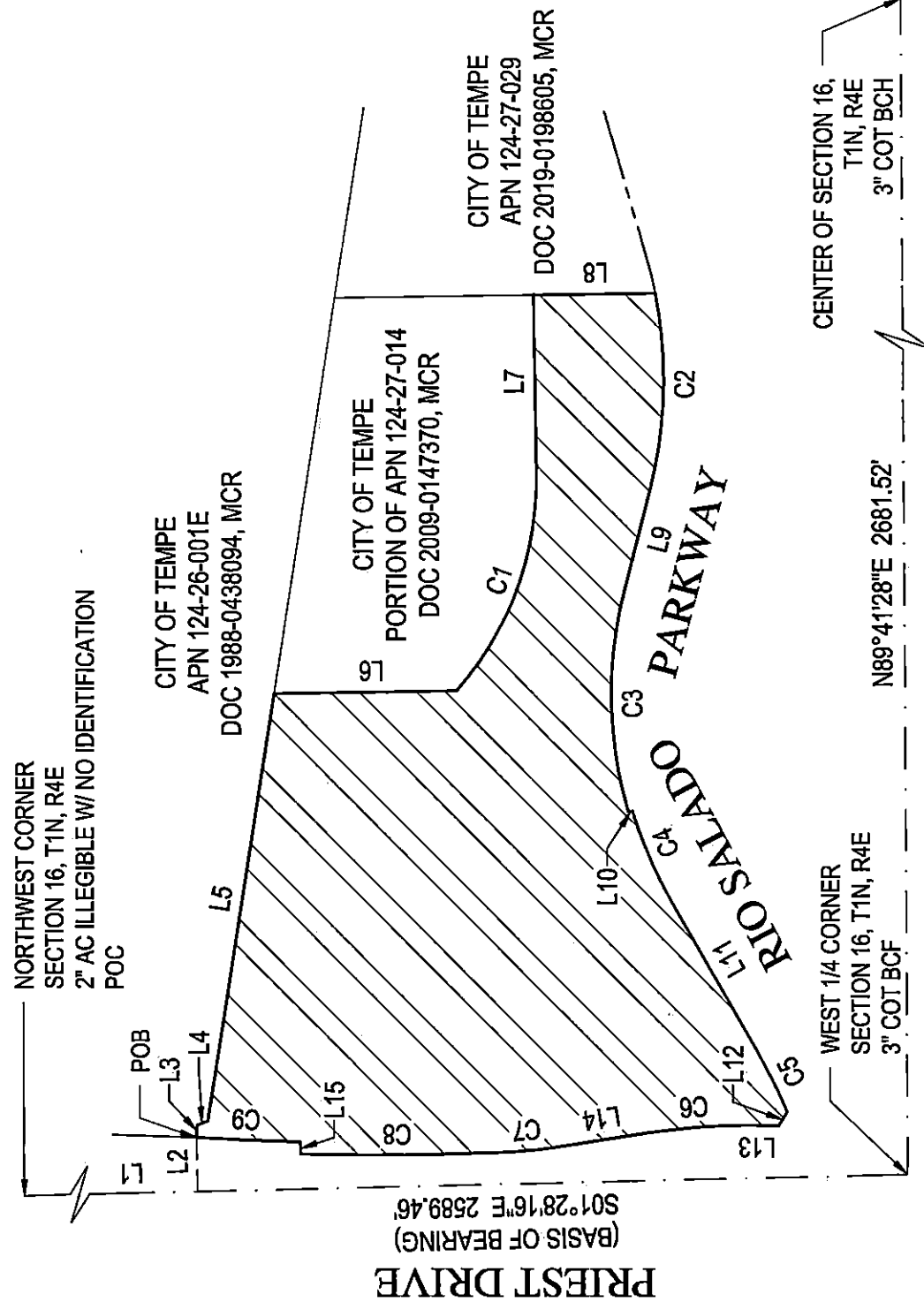
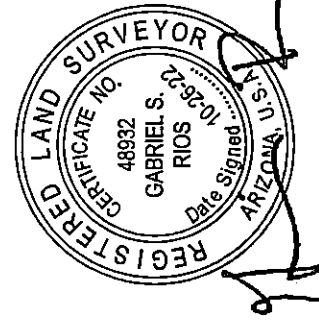
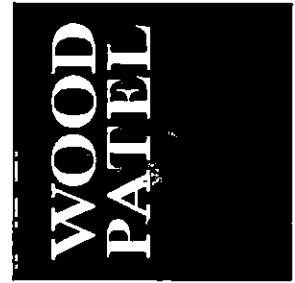


EXHIBIT "A"
 TEMPE ENTERTAINMENT DISTRICT
 MIXED USE
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 NOT TO SCALE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S01°28'16"E	851.72'
L2	N88°31'44"E	131.84'
L3	S86°56'10"E	30.00'
L4	S23°02'46"E	28.56'
L5	S81°12'26"E	1056.91'
L6	S00°55'04"E	446.64'
L7	N89°04'56"E	433.08'
L8	S00°48'29"E	298.20'

LINE TABLE		
LINE	BEARING	DISTANCE
L9	N75°42'52"W	257.03'
L10	S02°11'22"E	10.34'
L11	S60°11'49"W	422.17'
L12	N58°21'26"W	40.20'
L13	N00°08'35"E	81.92'
L14	N08°53'29"W	218.34'
L15	N88°23'29"E	30.37'

CURVE TABLE			
CURVE	DELTA	RADIUS	ARC
C1	42°24'20"	787.00'	582.47'
C2	25°29'52"	1080.92'	481.03'
C3	30°42'06"	1019.93'	546.53'
C4	13°14'25"	1009.93'	233.38'
C5	6°11'50"	1582.00'	171.11'
C6	9°02'04"	1497.39'	236.11'
C7	6°42'16"	1367.39'	160.00'
C8	3°24'38"	8034.23'	478.24'
C9	1°49'21"	8004.23'	254.61'



EXPIRES 12-31-23

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