

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 11/12/2013  
Agenda Item: 3**

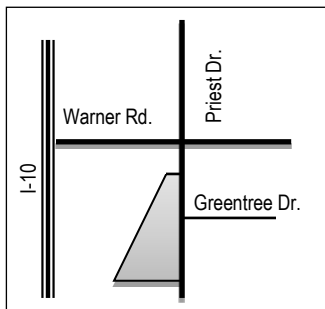
**ACTION:** Request for a Preliminary Subdivision Plat for SAN SONOMA, located at 9010 South Priest Drive. The applicant is JMA Engineering Corporation.

**FISCAL IMPACT:** There is no fiscal impact.

**RECOMMENDATION:** Staff approval, subject to conditions

**BACKGROUND INFORMATION:** SAN SONOMA (PL120261) consists of combining the existing properties into one lot, as required in the conditions of approval for a new 590 unit multi-family development for Mark-Taylor Communities. The request includes the following:

SBD13023 Preliminary Subdivision Plat combining four (4) parcels into one (1) lot.



Property Owner(s)	San Sonoma Apartments, LLC
Applicant	Bill Fogell, JMA Engineering Corporation
Current Zoning District	MU-3 (PAD); Southwest Tempe Overlay District
Gross / Net site area	29.94 acres / 29.47 acres

**ATTACHMENTS:** Development Project File

**STAFF CONTACT:** Ryan Levesque, Senior Planner (480) 858-2393

Department Director: Dave Nakagawara, Community Development Director

Legal review by: N/A

Prepared by: Ryan Levesque, Senior Planner

## **COMMENTS:**

This site is located southwest of Warner Road and Priest Drive, and east of the Interstate 10 Freeway. The request consists of a rezoning of private land adjacent to Priest Drive and east of the canal for a multi-family development, including allowance of future office use.

On November 1, 2012 City Council adopted an ordinance for a Zoning Map Amendment from Agricultural District to MU-3, Mixed-Use Medium-High Density District, and a Planned Area Development Overlay, consisting of a new 3-story, 590 unit multi-family development for SOUTHWEST TEMPE REZONE located at 9010 South Priest Drive.

As part of the approved development plan review for this request, one of the conditions of approval required the processing of a Preliminary and Final Subdivision Plat, removing conflicts with the existing property lines and dedicating a certain amount of right-of-way for a 55' half street along Priest Drive.

### **Conclusion**

Based on the information provided, staff recommends approval of the requested Subdivision plat. The lot will have access to a public street and meet the technical standard of the Tempe City Code, Chapter 30, Subdivisions. This request will also satisfy the conditions of approval for the development proposal.

### **CONDITIONS OF APPROVAL:**

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

1. The Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Community Development Department on or before one year from the date of City Council approval Failure to record the plat within one year of City Council approval shall make the plat null and void.
2. All property corners shall be set and verified with staff upon final recordation of the subdivision plat, no later than three (3) months from the date of County recordation or as determined by staff.

### **HISTORY & FACTS:**

September 18, 1975	Area annexed into the City of Tempe (Ordinance No. 775) the site automatically was zoned AG, Agricultural District.
September 10, 2012	Neighborhood meeting held by the applicant for SOUTHWEST TEMPE REZONE and a proposed 590 unit multi-family development. Meeting was at the South Tempe Police Substation.
October 9, 2012	Development Review Commission recommended approval of the Zoning Map Amendment and Planned Area Development Overlay, and approved the Use Permit to allow tandem parking and a Development Plan Review for SOUTHWEST TEMPE REZONE, consisting of a 590 unit multi-family development. (5-2 vote) Commissioners Webb and Delton dissenting.
October 18, 2012	City Council held the introduction and first public hearing for an ordinance for a Zoning Map Amendment from Agricultural District to MU-3, Mixed-Use Medium-High Density District, and a

Planned Area Development Overlay, consisting of a new 3-story, 590 unit multi-family development for SOUTHWEST TEMPE REZONE located at 9010 South Priest Drive. The applicant is Huellmantel & Affiliates. (Ordinance No. 2012.49 A)

November 1, 2012

City Council adopted an ordinance for a Zoning Map Amendment from Agricultural District to MU-3, Mixed-Use Medium-High Density District, and a Planned Area Development Overlay, consisting of a new 3-story, 590 unit multi-family development for SOUTHWEST TEMPE REZONE located at 9010 South Priest Drive. The applicant is Huellmantel & Affiliates. (Ordinance No. 2012.49 A)

**ZONING AND DEVELOPMENT CODE REFERENCE:**

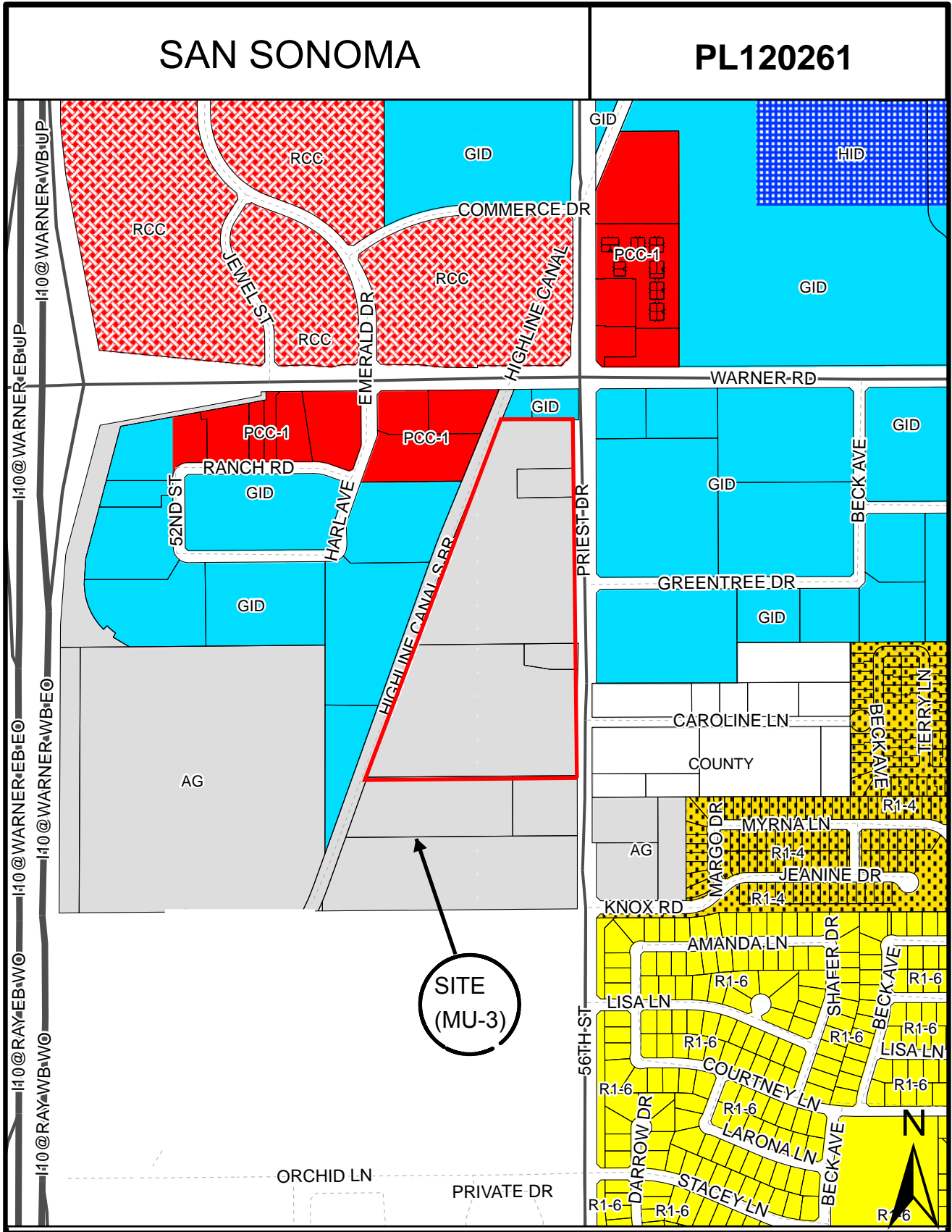
Section 6-307, Subdivisions, Lot Splits and Adjustments



**DEVELOPMENT PROJECT FILE**  
for  
**SAN SONOMA**

**ATTACHMENTS:**

1. Location Map
2. Aerial Photo
- 3-5. Subdivision Plat



**Location Map**



**SAN SONOMA (PL120261)**

# SAN SONOMA

A REPLAT OF LOT 1 IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF TEMPE, MARICOPA COUNTY, ARIZONA

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT SAN SONOMA APARTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS PLAT; AS THE REPLAT OF LOT 1, AS THE FINAL PLAT UNDER THE NAME OF "SAN SONOMA" LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF TEMPE, MARICOPA COUNTY, ARIZONA. OWNER DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, STREET AND TRACT, AND THAT EACH LOT, STREET AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME, AND/OR LETTER GIVEN TO EACH RESPECTIVELY; OWNER HEREBY DEDICATES TO THE TOWN OF TEMPE THE STREETS AS SHOWN ON THE PLAT AND THOSE OTHER AREAS DESIGNATED ON THE PLAT FOR PUBLIC USE AS WATER LINE EASEMENTS AND PUBLIC ACCESS EASEMENT. EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN HEREON.

PUBLIC UTILITY EASEMENTS ARE DEDICATED FOR THE BENEFIT OF PUBLIC UTILITIES AND ARE LOCATED WHERE SHOWN, IN, OVER, AND UNDER THE AREAS DESIGNATED AS SUCH HEREON, FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF NECESSARY UTILITIES. PUBLIC UTILITIES LOCATING UTILITY FACILITIES IN THIS PUBLIC UTILITY EASEMENT SHALL COMPLY WITH THE CODES AND REGULATIONS OF THE CITY OF TEMPE, ARIZONA. SUCH PUBLIC UTILITIES SHALL BE AND REMAIN RESPONSIBLE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE AND REPAIR OF THEIR UTILITY FACILITIES.

OWNERS WARRANTS AND REPRESENTS TO THE CITY OF TEMPE TO BE THE SOLE OWNER OF THE PROPERTY COVERED HEREBY AND THAT EVERY LENDER, EASEMENT HOLDER, OR OTHER PERSON, OR ENTITY, HAVING ANY INTEREST IN THE PROPERTY SHOULD ADVISE TO OR INCONSISTENT WITH THE DEDICATIONS, CONVEYANCES, OR OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS PLAT HAS BEEN ASSENTED TO, OR JOINED IN THIS PLAT, AS EVIDENCE BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE, OR WHICH OWNER WILL RECORD NO LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF, SAN SONOMA APARTMENTS LLC, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER, THEREUNTO DULY AUTHORIZED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

BY: MARK-TAYLOR, INC., AN ARIZONA CORPORATION  
MANAGER

BY \_\_\_\_\_ DATE \_\_\_\_\_  
IT/S: \_\_\_\_\_

## ACKNOWLEDGMENT

THE ABOVE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013, BY \_\_\_\_\_, THE \_\_\_\_\_ OF BMO HARRIS BANK, N.A., ON BEHALF OF THE NATIONAL BANKING ASSOCIATION.

NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## LEGAL DESCRIPTION

SEE SHEET 2 FOR LEGAL DESCRIPTION.

## OWNER

SAN SONOMA APARTMENTS, LLC  
6623 N. SCOTTSDALE ROAD  
SCOTTSDALE, AZ 85250  
PHONE: (480) 991-9111  
CONTACT: SCOTT TAYLOR

## SITE INFORMATION

SUBJECT PARCEL AREA:  
AREA= 1,279,403.0 SQUARE FEET  
OR 29.47 ACRES MORE OR LESS  
APN: 301-59-001C, 301-59-001D,  
301-59-003K, 301-59-003L

## DEVELOPER

MARK-TAYLOR, INC.  
6623 N. SCOTTSDALE ROAD  
SCOTTSDALE, AZ 85250  
PHONE: (480) 991-9111  
CONTACT: SCOTT TAYLOR

## SURVEYOR

JMA ENGINEERING CORPORATION  
531 E BETHANY HOME ROAD, GARDEN  
SUITE PHOENIX, AZ 85012  
PHONE: (602) 248-0286  
CONTACT: JAY MIHALEK, RLS

## BENCHMARK

CITY OF TEMPE BRASS CAP IN HANDHOLE INTERSECTION OF PRIEST DRIVE AND WARNER ROAD, NE CORNER SECTION 20, TOWNSHIP 1S, RANGE 4E.  
ELEVATION = 1218.39 (CITY OF TEMPE DATUM)

## BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEARING NORTH 00°00'00" EAST.

## APPROVALS

APPROVED BY THE MAYOR AND TOWN COUNCIL OF THE CITY OF TEMPE ARIZONA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

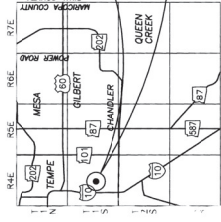
MAYOR \_\_\_\_\_ DATE \_\_\_\_\_  
CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
CITY PLANNING MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

## ACKNOWLEDGMENT

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED \_\_\_\_\_, 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.  
NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_



VICINITY MAP  
TEMPE, ARIZONA

## NOTES

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
2. LOT CORNERS TO BE SET WITH 1/2-INCH REBAR WITH RLS 17375 TAG OR AS NOTED.
3. ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.
4. ANY RETENTION SYSTEM SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER TO: (1) REGULARLY INSPECT THE SYSTEM (AT LEAST ANNUALLY), AND (2) MAINTAIN THE SYSTEM IN A CONDITION THAT WILL ALLOW THE SYSTEM TO STORE AND DISSIPATE THE VOLUME OF STORM WATER AS SHOWN ON THE DESIGN PLANS. THE FOREGOING RESTRICTION CANNOT BE CHANGED WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF TEMPE ENGINEER.

## FLOOD PLAIN CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" AS DESIGNATED ON THE FIRM FLOOD INSURANCE RATE MAP PANEL NUMBER 2630C DATED SEPTEMBER 30, 2005. ZONE "X" DEPICTS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

## SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS RESULTS OF SURVEY, CONSISTING OF 2 SHEETS, CORRECTLY REPRESENTS A SURVEY DONE UNDER MY SUPERVISION DURING THE MONTH OF APRIL, 2013; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN; THAT THEIR POSITIONS ARE CORRECT AND ACCURATE AS SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

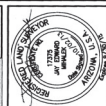
*Jay E. Mihałek*  
JAY E. MIHALEK, RLS # 17375  
10/02/2013  
DATE

JMA ENGINEERING CORPORATION  
531 E Bethany Home Road, Garden Suite  
Phoenix, Arizona 85012  
Fax: 602.248.0286  
Web: 602.248.0286



FINAL PLAT  
SAN SONOMA  
9010 S PRIEST DRIVE, TEMPE ARIZONA T1S, R4E

Manager	JM
Checked	AS
Job No.	1309



RECORDING 25 Year  
1998 - 2013  
SHEET 1 OF 3

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:  
 THAT PART OF THE NORTHEAST QUARTER OF SECTION TWENTY (20), TOWNSHIP ONE (1) SOUTH, RANGE FOUR (4) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 20, AND RUNNING THENCE NORTH (ASSUMED BEARING), ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, 1,196.48 FEET; THENCE NORTH 87 DEGREES 53 MINUTES 45 SECONDS WEST 173.60 FEET;

THENCE NORTH 83 DEGREES 13 MINUTES 07 SECONDS WEST 133.44 FEET; THENCE NORTH, PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, 106.53 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 20;

THENCE SOUTH 89 DEGREES 33 MINUTES 27 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 20, 548.96 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE HIGHLINE CANAL;

THENCE SOUTH 19 DEGREES 49 MINUTES 50 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 1081.75 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2185.69 FEET AND A CENTRAL ANGLE OF 9 DEGREES 00 MINUTES 44 SECONDS;

THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT AND CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF THE HIGHLINE CANAL, A DISTANCE OF 343.79 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20;

THENCE NORTH 89 DEGREES 35 MINUTES 29 SECONDS EAST ALONG SAID SOUTH LINE 1363.46 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 20, TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20; AND

EXCEPT THE NORTH 300 FEET OF THE SOUTH 666.27 FEET OF SAID PREMISES, AS MEASURED ALONG THE EAST LINE THEREOF; AND

EXCEPT THE SOUTH 241.71 FEET OF THE EAST 450.42 FEET OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN; AND

EXCEPT THAT PART OF SAID NORTHEAST QUARTER OF DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER THEREOF;

THENCE SOUTH 89 DEGREES 35 MINUTES 44 SECONDS WEST, ALONG THE SOUTH LINE THEREOF, 33.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PRIEST DRIVE AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, 366.27 FEET;

THENCE SOUTH 89 DEGREES 35 MINUTES 44 SECONDS WEST, AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER, 1189.29 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE HIGHLINE CANAL;

THENCE SOUTH 19 DEGREES 49 MINUTES 50 SECONDS WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 79.90 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2185.69 FEET;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 06 DEGREES 34 MINUTES 50 SECONDS, AN ARC DISTANCE OF 251.03 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20;

THENCE SOUTH 00 DEGREES 06 MINUTES 21 SECONDS WEST, ALONG SAID EAST LINE, 81.90 FEET TO THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;

THENCE NORTH 89 DEGREES 35 MINUTES 44 SECONDS EAST, ALONG THE SOUTH LINE OF THE SAID NORTHEAST QUARTER, 1287.60 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:  
 THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION TWENTY (20), TOWNSHIP ONE (1) SOUTH, RANGE FOUR (4) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1196.48 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER;  
 THENCE NORTH 87 DEGREES 53 MINUTES 45 SECONDS WEST 173.60 FEET;

THENCE NORTH 83 DEGREES 13 MINUTES 07 SECONDS WEST 133.44 FEET;

THENCE NORTH AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER 106.53 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER;

THENCE EAST TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;

THENCE SOUTH TO THE POINT OF BEGINNING;

EXCEPT THE EAST 33 FEET THEREOF TO THE POINT OF BEGINNING

PARCEL NO. 3  
 THAT PART OF FARM UNIT "F" (NORTHEAST QUARTER OF THE NORTHEAST QUARTER) OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER WHICH BEARS SOUTH 00 DEGREES 28 MINUTES WEST, A DISTANCE OF 450.50 FEET FROM THE NORTHEAST CORNER THEREOF AND RUNNING

THENCE WEST, PARALLEL TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 341 FEET AND RUNNING

THENCE SOUTH, PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 144 FEET AND RUNNING

THENCE EAST, PARALLEL TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF NORTHEAST QUARTER, A DISTANCE OF 341 FEET AND RUNNING

THENCE NORTH, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 144 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 4:  
 THAT PART OF FARM UNIT "F" (NORTHEAST QUARTER OF THE NORTHEAST QUARTER) OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER WHICH BEARS SOUTH 00 DEGREES 28 MINUTES WEST, A DISTANCE OF 208.25 FEET FROM THE NORTHEAST CORNER THEREOF;

THENCE WEST, PARALLEL TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, 419.89 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE SOUTH BRANCH OF THE HIGHLINE CANAL;

THENCE SOUTH 22 DEGREES 51 MINUTES WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 554.79 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5658.968 FEET, A TANGENT OF 130.89 FEET AND A CENTRAL ANGLE OF 2 DEGREES 39 MINUTES;

THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE LEFT AND CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID CANAL, A DISTANCE OF 261.73 FEET;

THENCE SOUTH 20 DEGREES 12 MINUTES WEST, CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID CANAL, 384.65 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20;

THENCE SOUTH 89 DEGREES 48 MINUTES 49 SECONDS EAST, ALONG SAID SOUTH LINE, 854.86 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER;

THENCE NORTH 00 DEGREES 28 MINUTES EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, 1118.52 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO DONALD L ANGLIN AND RUTHANNA ANGLIN, TRUSTEES OF THE ANGLIN FAMILY TRUST U/T/A DATED AUGUST 01, 1973 BY QUIT CLAIM DEED RECORDED IN DOCUMENT NO. 92-747324, DESCRIBED AS FOLLOWS:

THAT PART OF FARM UNIT "F" (NORTHEAST QUARTER OF THE NORTHEAST QUARTER) OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER WHICH BEARS SOUTH 00 DEGREES 28 MINUTES WEST, A DISTANCE OF 450.50 FEET FROM THE NORTHEAST CORNER THEREOF AND RUNNING

THENCE WEST, PARALLEL TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 341 FEET AND RUNNING

THENCE SOUTH, PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 144 FEET AND RUNNING

THENCE EAST, PARALLEL TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF NORTHEAST QUARTER, A DISTANCE OF 341 FEET AND RUNNING

THENCE NORTH ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 144 FEET TO THE POINT OF BEGINNING

JMA ENGINEERING CORPORATION  
 JMA  
 131 E. Broadway Avenue, Suite 1000, Phoenix, Arizona 85012  
 Phone: (602) 248-0288 Fax: (602) 248-0288

9010 S PRIEST DRIVE, TEMPE ARIZONA T1S, R4E  
 SAN SONOMA  
 FINAL PLAT

Manager	JM
Checked	AS
Job No.	1309



1989 - 2013  
 Celebrating 25 Years

SHEET  
 2  
 OF 3

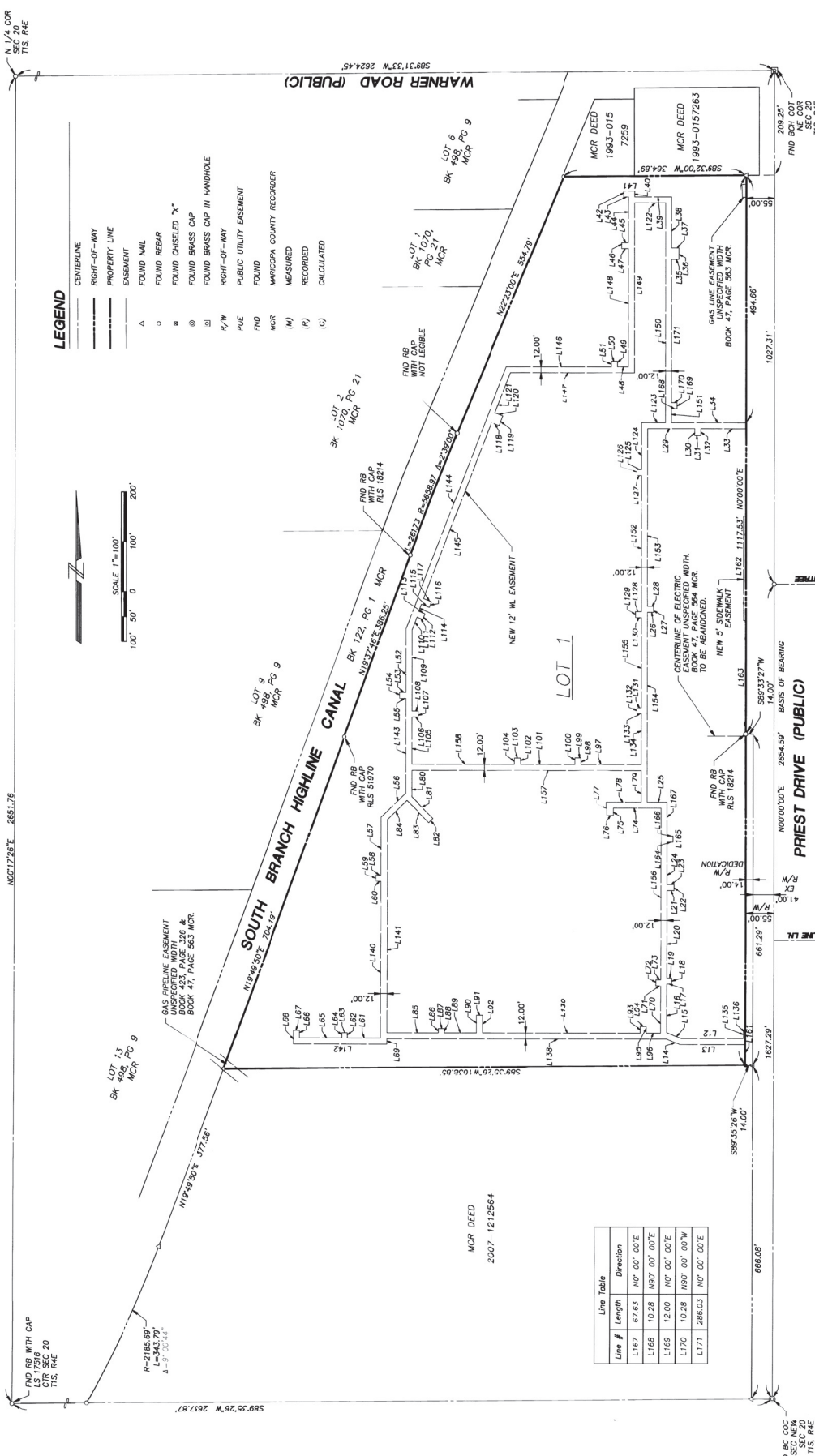
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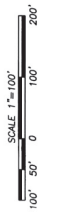
REC00000

1ST. REVIEW - NOT FOR RECORDING





- LEGEND**
- CENTERLINE
  - RIGHT-OF-WAY
  - PROPERTY LINE
  - EASEMENT
  - △ FOUND MAIL
  - FOUND REBAR
  - ⊙ FOUND CHISELED "X"
  - ⊙ FOUND BRASS CAP
  - ⊙ FOUND BRASS CAP IN HANDHOLE
  - 9/W RIGHT-OF-WAY
  - P/UE PUBLIC UTILITY EASEMENT
  - F/ND FOUND
  - M/CR MARICOPA COUNTY RECORDER
  - (M) MEASURED
  - (N) RECORDED
  - (U) CALCULATED



Line #	Length	Direction
L171	288.03	N0° 00' 00"E
L169	12.00	N0° 00' 00"E
L168	10.28	N0° 00' 00"E
L167	67.63	N0° 00' 00"E
L166	12.00	N0° 00' 00"E
L165	12.00	N0° 00' 00"E
L164	12.00	N0° 00' 00"E
L163	12.00	N0° 00' 00"E
L162	12.00	N0° 00' 00"E
L161	12.00	N0° 00' 00"E
L160	12.00	N0° 00' 00"E
L159	12.00	N0° 00' 00"E
L158	12.00	N0° 00' 00"E
L157	12.00	N0° 00' 00"E
L156	12.00	N0° 00' 00"E
L155	12.00	N0° 00' 00"E
L154	12.00	N0° 00' 00"E
L153	12.00	N0° 00' 00"E
L152	12.00	N0° 00' 00"E
L151	12.00	N0° 00' 00"E
L150	12.00	N0° 00' 00"E
L149	12.00	N0° 00' 00"E
L148	12.00	N0° 00' 00"E
L147	12.00	N0° 00' 00"E
L146	12.00	N0° 00' 00"E
L145	12.00	N0° 00' 00"E
L144	12.00	N0° 00' 00"E
L143	12.00	N0° 00' 00"E
L142	12.00	N0° 00' 00"E
L141	12.00	N0° 00' 00"E
L140	12.00	N0° 00' 00"E
L139	12.00	N0° 00' 00"E
L138	12.00	N0° 00' 00"E
L137	12.00	N0° 00' 00"E
L136	12.00	N0° 00' 00"E
L135	12.00	N0° 00' 00"E
L134	12.00	N0° 00' 00"E
L133	12.00	N0° 00' 00"E
L132	12.00	N0° 00' 00"E
L131	12.00	N0° 00' 00"E
L130	12.00	N0° 00' 00"E
L129	12.00	N0° 00' 00"E
L128	12.00	N0° 00' 00"E
L127	12.00	N0° 00' 00"E
L126	12.00	N0° 00' 00"E
L125	12.00	N0° 00' 00"E
L124	12.00	N0° 00' 00"E
L123	12.00	N0° 00' 00"E
L122	12.00	N0° 00' 00"E
L121	12.00	N0° 00' 00"E
L120	12.00	N0° 00' 00"E
L119	12.00	N0° 00' 00"E
L118	12.00	N0° 00' 00"E
L117	12.00	N0° 00' 00"E
L116	12.00	N0° 00' 00"E
L115	12.00	N0° 00' 00"E
L114	12.00	N0° 00' 00"E
L113	12.00	N0° 00' 00"E
L112	12.00	N0° 00' 00"E
L111	12.00	N0° 00' 00"E
L110	12.00	N0° 00' 00"E
L109	12.00	N0° 00' 00"E
L108	12.00	N0° 00' 00"E
L107	12.00	N0° 00' 00"E
L106	12.00	N0° 00' 00"E
L105	12.00	N0° 00' 00"E
L104	12.00	N0° 00' 00"E
L103	12.00	N0° 00' 00"E
L102	12.00	N0° 00' 00"E
L101	12.00	N0° 00' 00"E

Line #	Length	Direction	Line #	Length	Direction
L12	123.95	N90° 00' 00"E	L148	235.72	N0° 00' 00"E
L13	129.84	N90° 00' 00"E	L149	339.25	N0° 00' 00"E
L14	27.87	N67° 30' 00"W	L150	439.16	N0° 00' 00"E
L15	30.76	N67° 30' 00"W	L151	28.35	N0° 00' 00"E
L16	90.91	N0° 00' 00"E	L152	272.61	N0° 00' 00"E
L17	9.99	S89° 58' 27"E	L153	355.93	N0° 00' 00"E
L18	12.00	N0° 00' 00"E	L154	375.27	N0° 00' 00"E
L19	9.99	S89° 58' 27"W	L155	160.15	N0° 00' 00"E
L20	174.02	N0° 00' 00"W	L156	342.21	N0° 00' 00"E
L21	14.23	N90° 00' 00"W	L157	459.09	N90° 00' 00"W
L22	12.00	S0° 00' 00"E	L158	205.38	N90° 00' 00"W
L23	14.23	N90° 00' 00"W	L161	42.02	S0° 00' 00"E
L24	84.79	N0° 00' 00"E	L164	12.14	N90° 00' 00"E
L25	39.41	N0° 00' 00"E	L165	12.00	N0° 00' 00"E
L26	12.27	N89° 55' 37"E	L166	12.14	N90° 00' 00"W