

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 08/12/2014
Agenda Item: 7**

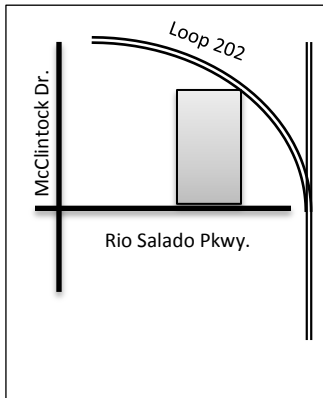
ACTION: Request for a Preliminary Subdivision Plat consisting of one (1) lot and a tract for SWC LOOP 101 & LOOP 202, located at 2100 East Rio Salado Parkway. The applicant is Roger Buss, Hunter Engineering.

FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Staff – approval, subject to conditions

BACKGROUND INFORMATION: SWC LOOP 101 & LOOP 202 (PL140206) consists of a vacant industrial site, consolidating eleven existing parcels into one lot and a tract. The site will be providing an improved landscape front along Rio Salado Parkway and dedicate a private street for future development of the area. The request includes the following:

SBD14008 Preliminary Subdivision Plat consolidating eleven (11) parcels into one (1) lot and a tract.



Property Owner	Tellurian Development Company
Applicant	Roger Buss, Hunter Engineering
Zoning Districts	HID, Heavy Industrial District, and GID, General Industrial District
Gross/Net site area	43.34 acres
Lot 1	41.736 acres
Tract A	1.601 acres

ATTACHMENTS: Development Project File

STAFF CONTACT: Ryan Levesque, Deputy Community Development Director (480) 858-2393

Department Director: Dave Nakagawara, Community Development Director

Legal review by: N/A

Prepared by: Ryan Levesque, Deputy Community Development Director

COMMENTS:

This site is located northwest of Rio Salado Parkway and the Price Road / Loop 101 access road. The property also borders the southwest portion of the Loop 101 and Loop 202 interchange. Currently the site is a vacant industrial property, with portions of the property used for sand and gravel storage. A portion of this property, adjacent to the freeway, was recently annexed into the City limits a few years back, followed up by the rezoning for that portion from AG to GID. The remaining property is zoned General and Heavy Industrial. The site is directly west of the site is the Tempe Marketplace complex. In the past this site was known as Phase II for Tempe Marketplace.

The proposed subdivision plat is intended to consolidate the existing eleven parcels on the site into one lot and a dedicated tract 'A' for a future private street with utility easements.

Conclusion

Based on the information provided staff recommends approval of the requested Subdivision Plat. The property will have access to a public street and conforms to the technical standards of the Tempe City Code for Subdivisions, Chapter 30.

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 August 12, 2014. 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:

February 5, 2009	City Council adopted Ordinance No. 2009.01, annexing parcels 132-36-003E, 132-36-003Q, and 132-36-008K within the corporate limits of the City of Tempe.
November 18, 2010	City Council approved a development agreement with American Outdoor, allowing the construction of two freestanding off-premise freeway signs, one adjacent to the Loop 101 & 202 freeway and another adjacent to the I-10 freeway.
December 13, 2011	Development Review Commission recommended approval (6-0 vote) for “SWC LOOP 101 & 202”, consisting of a Zoning Map Amendment from AG to GID for three parcels, located at 2100, 2102 and 2108 East Rio Salado Parkway.
January 5, 2012	City Council introduction and first public hearing for SWC LOOP 101 & 202 (PL110374).
January 19, 2012	City Council approved the request for SWC LOOP 101 & 202 (PL110374) (Pacific Coach-101/202 Holdings LLC, property owner; Withey Morris PLC, applicant) consisting of three parcels, within approximately seven acres, with undeveloped land near the southwest corner of Loop 101 and Loop 202 interchange, located at 2100 East Rio Salado Parkway. The request includes the following: ZON11006 (ORDINANCE NO. 2012.04) – Zoning Map Amendment from AG, Agricultural District to GID, General Industrial District, totaling 6.475 acres.
August 12, 2014	Development Review Commission meeting for the Preliminary Subdivision plat for this request.
TBD	City Council Final Subdivision Plat meeting for this request.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions, Lot Splits and Adjustments



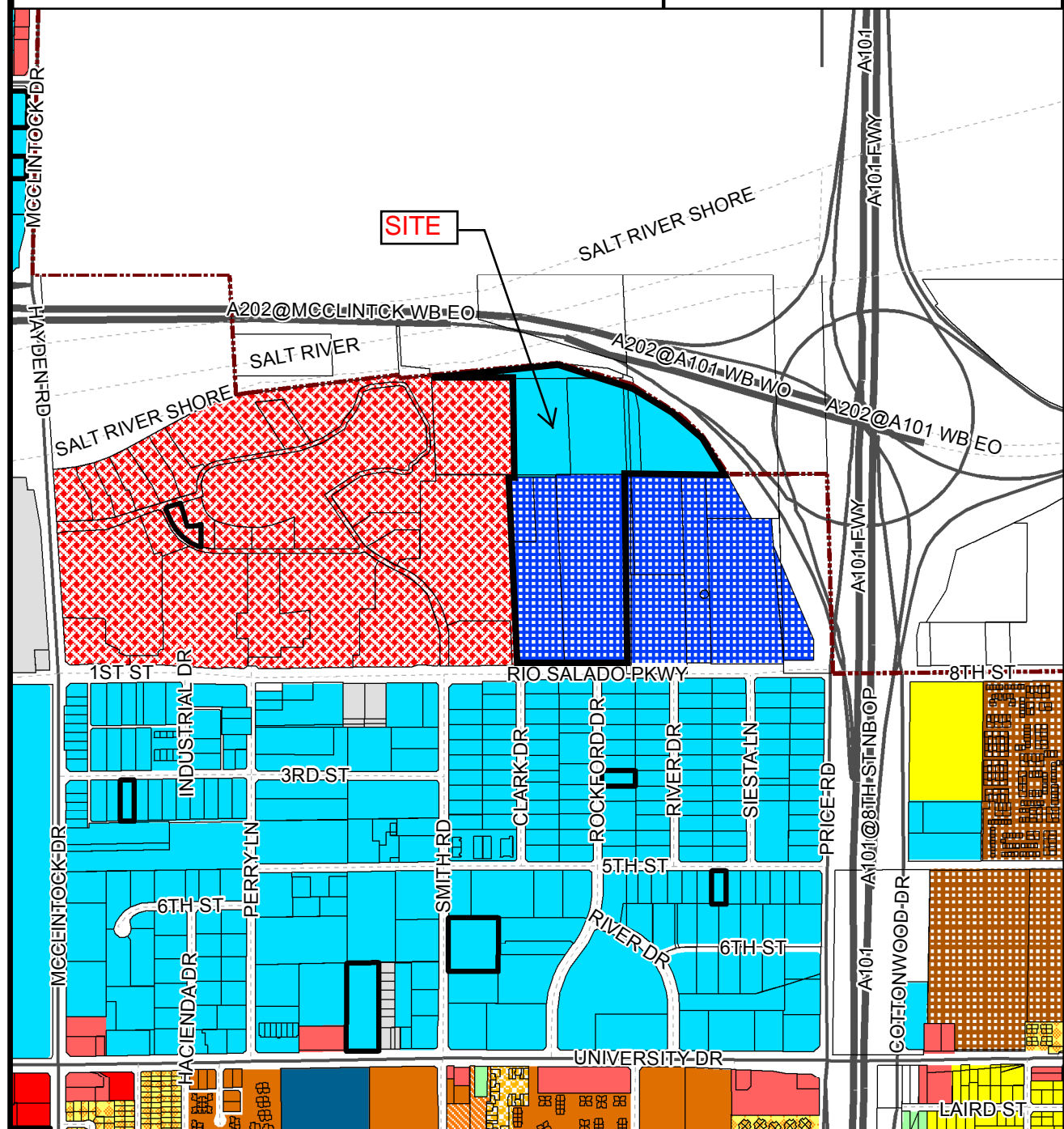
DEVELOPMENT PROJECT FILE
for
SWC LOOP 101 & LOOP 202

ATTACHMENTS:

1. Location Map
2. Aerial
3. Letter of Explanation
- 4-8. Subdivision Plat

SWC LOOP 101 & LOOP 202

PL140206



Zoning

CSS	PCC-1	MU-4	RCC	GID	HID	AG	R1-6	R1-PAD	R-2	R-3	R-4	RMH	RO
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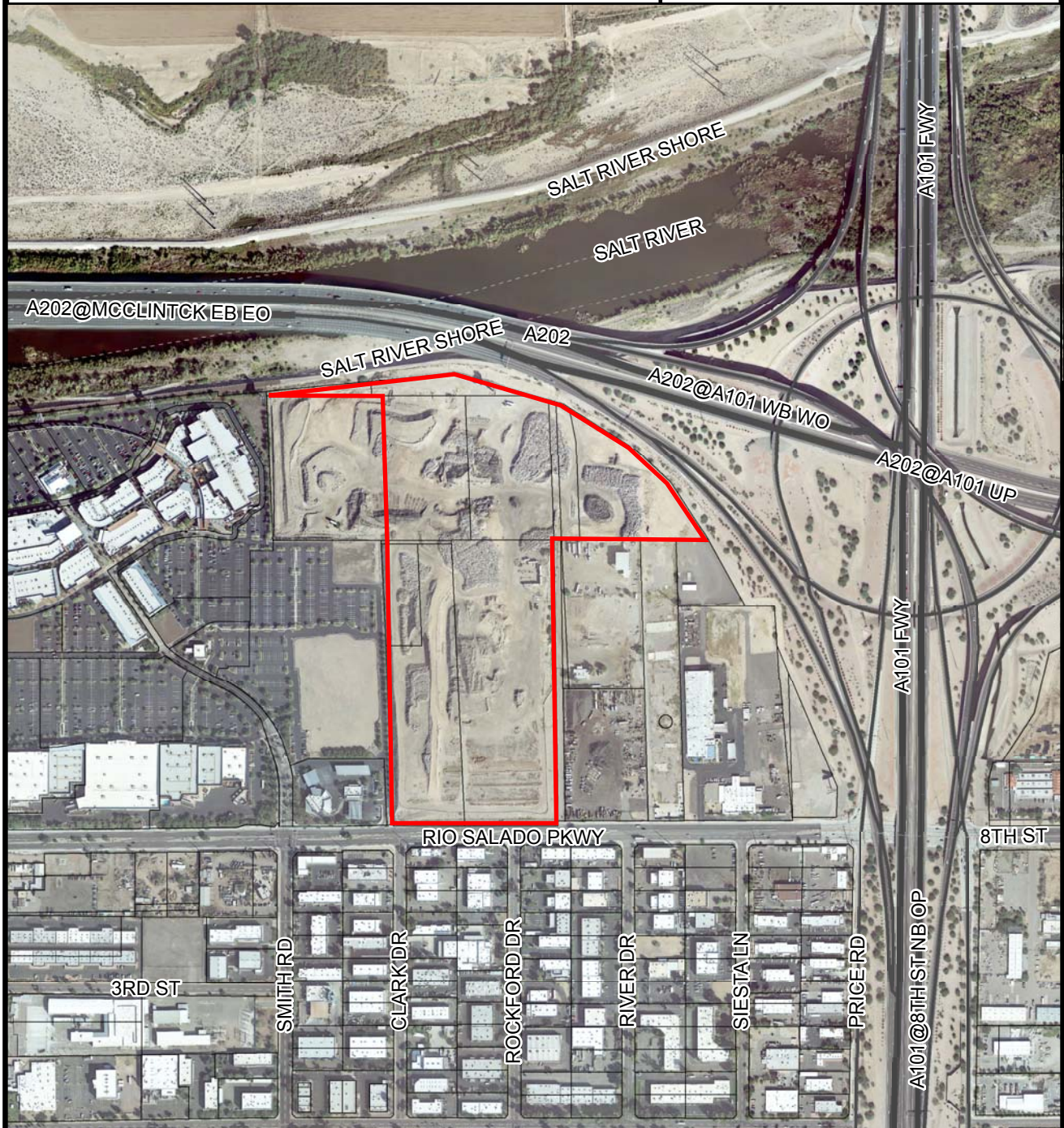
City Limits



Location Map

SWC LOOP 101 & LOOP 202

PL140206



Aerial Map

10450 N. 74th STREET
SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

EXPLANATION LETTER TO CITY OF TEMPE
COMMUNITY DEVELOPMENT PLANNING:

TO:

FIRM: City of Tempe

FROM: Jerry D. Heath, Jr., R.L.S.

DATE: June 3, 2014

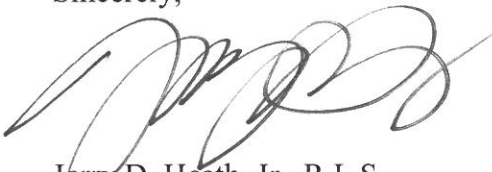
SUBJECT: **SWC LOOP 101 & LOOP 202**

HE PROJ. #: LECL001-SP

The purpose of this letter is to describe the intent of the attached submittal.

The intent is to create a Final Plat of eleven existing parcels into one Lot and 1 Tract as shown on the accompanying submittal. The site is an existing Heavy Industrial District zoned parcel. The current zoning will be maintained. An A.L.T.A./A.C.S.M. Land Title Survey is provided with this submittal.

Sincerely,



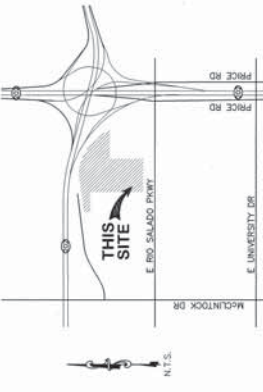
Jerry D. Heath, Jr., R.L.S.
Survey Dept. Manager

"SWC LOOP 101 & LOOP 202"

THOSE PORTIONS OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA,

NO.	DATE	REVISION

ALTA SURVEY
 DRAWN BY: P.A.E.
 CHECKED BY: J.H.I.
 CIVIL AND SURVEY



VICINITY MAP:

- LEGEND**
- BRASS CAP IN HANDHOLE
 - FOUND AS NOTED
 - ⊙ BRASS CAP FLUSH
 - ⊙ ALUMINUM CAP FLUSH
 - ⊙ COTTON PICKER SPINDLE
 - △ MONUMENT DESCRIPTION: FND. 1/2" REBAR & CAP STAMPED "RLS 37786"
 - △ MONUMENT DESCRIPTION: FND. 3" A.D.O.T.
 - △ ALUMINUM CAP FLUSH
 - △ MONUMENT DESCRIPTION: FND. 1/2" REBAR & CAP STAMPED "RLS 37936"
 - △ MONUMENT DESCRIPTION: FND. 1/2" REBAR & CAP STAMPED "RLS 34389"
 - SUBDIVISION CORNER PIN TO BE SET
 - △ MONUMENT DESCRIPTION: FND. 1/2" REBAR & CAP STAMPED "AJW"
 - _____ MONUMENT LINE
 - _____ PROPERTY LINE
 - _____ EASEMENT LINE
 - _____ RIGHT-OF-WAY LINE

BENCHMARK:

BRASS CAP IN HANDHOLE AT THE INTERSECTION OF RIO SALADO PARKWAY AND McCLINTOCK DRIVE, BEING THE WEST QUARTER CORNER OF SEC. 13, T.1N., R.4E., ELEVATION= 1171.73 (CITY OF TEMPE DATUM)

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 89°51'51" EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE CITY OF TEMPE (C.O.T.) GLOBAL INFORMATION SYSTEM (G.I.S.) SURVEY CONTROL.

APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF CITY OF TEMPE, ARIZONA, ON THIS _____ DAY OF _____ 2014.

BY: _____ MAYOR DATE _____
 ATTEST: _____ CITY CLERK DATE _____
 BY: _____ CITY ENGINEER DATE _____
 BY: _____ COMMUNITY DEVELOPMENT DATE _____

CERTIFICATION:

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREOF WAS MADE UNDER MY DIRECTION DURING THE MONTH OF _____ 2014 BY THE SURVEYOR WHO IS COMPLETE AS SHOWN. THAT THE MONUMENTS LOCATED BY THIS SURVEY AND SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JERRY D. HEATH, R.L.S. 45835
 DATE: 5/16/14

RECORDER'S INFO.

SECTION: 13
 TOWNSHIP: 1N
 RANGE: 4E
 JOB NO.:
 LECLC001-SP
 SCALE:
 N.T.S.
 SHEET:
 1 OF 5

DEDICATION:

TELLURIAN DEVELOPMENT COMPANY, AN ARIZONA CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "SWC LOOP 101 & LOOP 202", THOSE PORTIONS OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT OF "SWC LOOP 101 & LOOP 202" AND DECLARES THAT SAID STREET SETS ARE LOCATED IN THE NORTHWEST QUARTER OF SAID SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY DEDICATES TO THE CITY OF TEMPE FOR PUBLIC USE SUCH STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

ACKNOWLEDGMENT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2014, BY: _____ OF _____ CORPORATION, _____ OF TELLURIAN DEVELOPMENT COMPANY, AN ARIZONA CORPORATION.

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

NOTARY PUBLIC
 DATE: _____

LEGAL DESCRIPTION:

PARCEL NO. 1: (132-36-0039)

THE EAST HALF OF THE FOLLOWING DESCRIBED PROPERTY: THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 13, FROM WHICH THE CENTER OF SECTION 13, AS MONUMENTED BY A CITY OF TEMPE BRASS CAP, BEARS SOUTH 02 DEGREES 35 MINUTES 19 SECONDS EAST 1362.21 FEET (RECORDED) SOUTH 02 DEGREES 35 MINUTES 28 SECONDS EAST, 1362.06 FEET (MEASURED); THENCE NORTH 89 DEGREES 52 MINUTES 18 SECONDS EAST (RECORDED) NORTH 89 DEGREES 51 MINUTES 31 SECONDS EAST (MEASURED) ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 539.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 52 MINUTES 18 SECONDS EAST, 761.96 FEET (RECORDED) NORTH 89 DEGREES 51 MINUTES 31 SECONDS EAST, 761.84 FEET (MEASURED); THENCE NORTH 02 DEGREES 09 MINUTES 34 SECONDS WEST, (RECORDED) NORTH 02 DEGREES 10 MINUTES 17 SECONDS (MEASURED) PARALLEL WITH AND 33.0 FEET WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 659.81 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 18 SECONDS WEST (RECORDED) SOUTH 89 DEGREES 51 MINUTES 31 SECONDS WEST (MEASURED) PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 761.84 FEET (RECORDED); THENCE SOUTH 02 DEGREES 09 MINUTES 34 SECONDS EAST (RECORDED) SOUTH 02 DEGREES 10 MINUTES 17 SECONDS EAST (MEASURED) PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 659.81 FEET TO THE POINT OF BEGINNING. EXCEPT ANY PORTION CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2006-1482998, RECORDS OF MARICOPA COUNTY, ARIZONA.

NOTE: SEE SHEETS 2 THROUGH 4 FOR THE REMAINING LEGAL DESCRIPTIONS OF PARCELS 2 THROUGH 12.

DS _____ SBD _____ REC _____

A SUBDIVISION PLAT FOR
 "SWC LOOP 101 & LOOP 202"

HUNTER
 ENGINEERING

10400 N. 24th St., Suite 200
 Scottsdale, AZ 85258
 1 480 991 0880
 1 480 991 0883

RATIFICATION:

TO ANDREW ABRAHAM, ESQ., A MEMBER OF THE STATE BAR OF ARIZONA, WHOSE ADDRESS IS 702 EAST OSBORN ROAD, SUITE 200, PHOENIX, ARIZONA 85014, (THE "TRUSTEE"), FOR THE BENEFIT OF PACIFIC COACH-101/202 HOLDINGS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, WHOSE ADDRESS IS 2201 E. CAMELBACK RD., SUITE 620, PHOENIX, ARIZONA 85016 (THE "BENEFICIARY"), UNDER THAT CERTAIN DEED DATED APRIL 20, 2014, RECORDED IN MARICOPA COUNTY, ARIZONA, UNDER THE ASSIGNMENT, SECURITY AGREEMENT, AND FIXTURE FILING, DATED APRIL 20, 2014, RECORDED IN MARICOPA COUNTY, ARIZONA, UNDER THE TERMS WHEREOF, THE TRUSTEE HAS AGREED TO EXECUTE, DELIVER AND RECORD THIS INSTRUMENT, AND TO ACTING PURSUANT TO THE TERMS THEREOF, DOES HEREBY RATIFY AND APPROVE THE EXECUTION, DELIVERY AND RECORDATION OF THIS INSTRUMENT, AND DOES FURTHER RATIFY AND APPROVE THE DEDICATIONS SET FORTH ON THE PLAT, AND DOES FURTHER RATIFY AND APPROVE THAT THE PLAT SHALL NOT BE MODIFIED, DISTURBED OR EXTINGUISHED BY ANY JUDICIAL OR STATUTORY FORECLOSURE OF THE INSTRUMENT, OR BY ANY COURT OF LAW, AND THAT ANY PURCHASER OR TAKEER UNDER THE (THESE) INSTRUMENTS, BY FORECLOSURE OR OTHERWISE, SHALL TAKE TITLE TO THE REAL PROPERTY ENCUMBERED BY THE DEED(S) OF TRUST SUBJECT TO THE PLAT.

PACIFIC COACH-101/202 HOLDINGS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____, _____

TITLE: _____

ACKNOWLEDGMENT:

ON _____, 2014, BEFORE ME, _____, NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____

COMMISSION # _____

MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION:

PARCEL NO. 2: (132-36-0084)

THAT PORTION NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 13, FROM WHICH THE CENTER OF SAID SECTION 13 BEARS SOUTH 89 DEGREES 52 MINUTES 03 SECONDS WEST, A DISTANCE OF 750.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02 DEGREES 00 MINUTES 59 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 1357.52 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 58 MINUTES 02 SECONDS WEST, 825.54 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING; 68 MINUTES 02 SECONDS WEST, 437.66 FEET; THENCE NORTH 02 DEGREES 00 MINUTES 59 SECONDS WEST, 159.21 FEET; THENCE NORTH 11 DEGREES 37 MINUTES 27 SECONDS WEST, 148.31 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 101L (PIMA FREEWAY); THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING SEVEN COURSES AND DISTANCES:

- THENCE SOUTH 57 DEGREES 48 MINUTES 06 SECONDS EAST, 330.87 FEET;
- THENCE SOUTH 07 DEGREES 03 MINUTES 35 SECONDS WEST, 8.66 FEET;
- THENCE SOUTH 07 DEGREES 03 MINUTES 35 SECONDS WEST, 9.42 FEET;
- THENCE NORTH 59 DEGREES 12 MINUTES 16 SECONDS EAST, 9.42 FEET;
- THENCE SOUTH 46 DEGREES 47 MINUTES 48 SECONDS EAST, 18.82 FEET;
- THENCE SOUTH 46 DEGREES 47 MINUTES 48 SECONDS EAST, 206.10 FEET;
- THENCE SOUTH 33 DEGREES 04 MINUTES 30 SECONDS EAST, 305.81 FEET;
- THENCE SOUTH 86 DEGREES 26 MINUTES 39 SECONDS WEST, 144.46 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3: (132-36-0029)

THE NORTH 16.5 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: SOUTHWEST QUARTER OF THE NORTHEAST QUARTER FROM WHICH THE SOUTHWEST CORNER THEREOF, AS MONUMENTED BY A CITY OF TEMPE BRASS CAP, BEARS SOUTH 89 DEGREES 48 MINUTES 11 SECONDS WEST 495.00 FEET THERE FROM, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN DEED RECORDED IN DOCKET 130860, PAGE 1238, RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE NORTH 02 DEGREES 35 MINUTES 19 SECONDS WEST (MEASURED) SOUTH 02 DEGREES 25 MINUTES 51 SECONDS EAST (RECORDED) ALONG THE EAST LINE OF THE PROPERTY DESCRIBED IN DEED RECORDED IN DOCKET 130860, PAGE 1238, RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 1092.54 FEET TO THE NORTHEAST CORNER OF THE PROPERTY; THENCE CONTINUING NORTH 02 DEGREES 35 MINUTES 19 SECONDS WEST ALONG THE EAST LINE OF THE PROPERTY DESCRIBED IN DOCKET 15732, PAGE 895, RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 299.08 FEET TO THE NORTH LINE OF THE SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 02 DEGREES 35 MINUTES 17 SECONDS EAST ALONG SAID NORTH LINE 320.95 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 4: (132-36-0037)

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE NORTH 88 DEGREES 23 MINUTES 57 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 780.14 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 24 MINUTES 37 SECONDS WEST, 770.09 FEET; THENCE SOUTH 71 DEGREES 49 MINUTES 77 SECONDS EAST, 34.82 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 37 SECONDS EAST, ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 780.14 FEET TO THE POINT OF BEGINNING; EXCEPT ANY PORTION THEREOF, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13, THENCE ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 13, SOUTH 02 DEGREES 31 MINUTES 34 SECONDS EAST, A DISTANCE OF 880.11 FEET TO THE POINT OF BEGINNING; THENCE NORTH 84 DEGREES 15 MINUTES 46 SECONDS EAST, A DISTANCE OF 232.08 FEET; THENCE NORTH 84 DEGREES 44 MINUTES 26 SECONDS EAST, A DISTANCE OF 639.52 FEET; THENCE SOUTH 84 DEGREES 24 MINUTES 09 SECONDS EAST, A DISTANCE OF 343.33 FEET; THENCE SOUTH 19 DEGREES 49 MINUTES 49 SECONDS EAST, A DISTANCE OF 221.96 FEET; THENCE SOUTH 11 DEGREES 37 MINUTES 49 SECONDS EAST, A DISTANCE OF 207.96 FEET; THENCE SOUTH 02 DEGREES 05 MINUTES 40 SECONDS EAST, A DISTANCE OF 448.18 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 54 MINUTES 54 SECONDS WEST, A DISTANCE OF 300.00 FEET TO THE POINT OF ENDING OF SAID LINE. EXCEPT ANY PORTION CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2006-1482997, RECORDS OF MARICOPA COUNTY, ARIZONA.

Table with columns: NO. DATE, REVISION, DRAWN BY: P.E. ALTA SURVEY, CHECKED BY: JKH

HUNTER ENGINEERING logo and address: 10400 N. 24TH ST., SUITE 200, SCOTTSDALE, AZ 85258. Phone: 480.991.3888, 480.991.3889.



A SUBDIVISION PLAT FOR "SWC LOOP 101 & LOOP 202"

SECTION: 13, TOWNSHIP: N, RANGE: 4E, JOB NO.: 132-36-0084, SCALE: N.T.S., LECL001-SA, 2 of 5

LEGAL DESCRIPTION:

PARCEL NO. 5: (132-36-008H)

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 13; THENCE ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 13; THENCE SOUTH 34 SECONDS EAST, A DISTANCE OF 680.11 FEET TO THE POINT OF BEGINNING; THENCE NORTH 84 DEGREES 24 MINUTES 09 SECONDS EAST, A DISTANCE OF 232.08 FEET; THENCE NORTH 84 DEGREES 44 MINUTES 26 SECONDS EAST, A DISTANCE OF 639.52 FEET; THENCE SOUTH 84 DEGREES 24 MINUTES 09 SECONDS EAST, A DISTANCE OF 343.33 FEET; THENCE SOUTH 84 DEGREES 24 MINUTES 09 SECONDS EAST, A DISTANCE OF 221.96 FEET; THENCE SOUTH 11 DEGREES 37 MINUTES 49 SECONDS EAST, A DISTANCE OF 207.96 FEET; THENCE SOUTH 02 DEGREES 05 MINUTES 40 SECONDS EAST, A DISTANCE OF 448.18 FEET; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 54 SECONDS WEST, A DISTANCE OF 300.00 FEET TO THE POINT OF ENDING OF SAID LINE. EXCEPT ANY PORTION CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2006-1482997, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 6: (132-36-012)

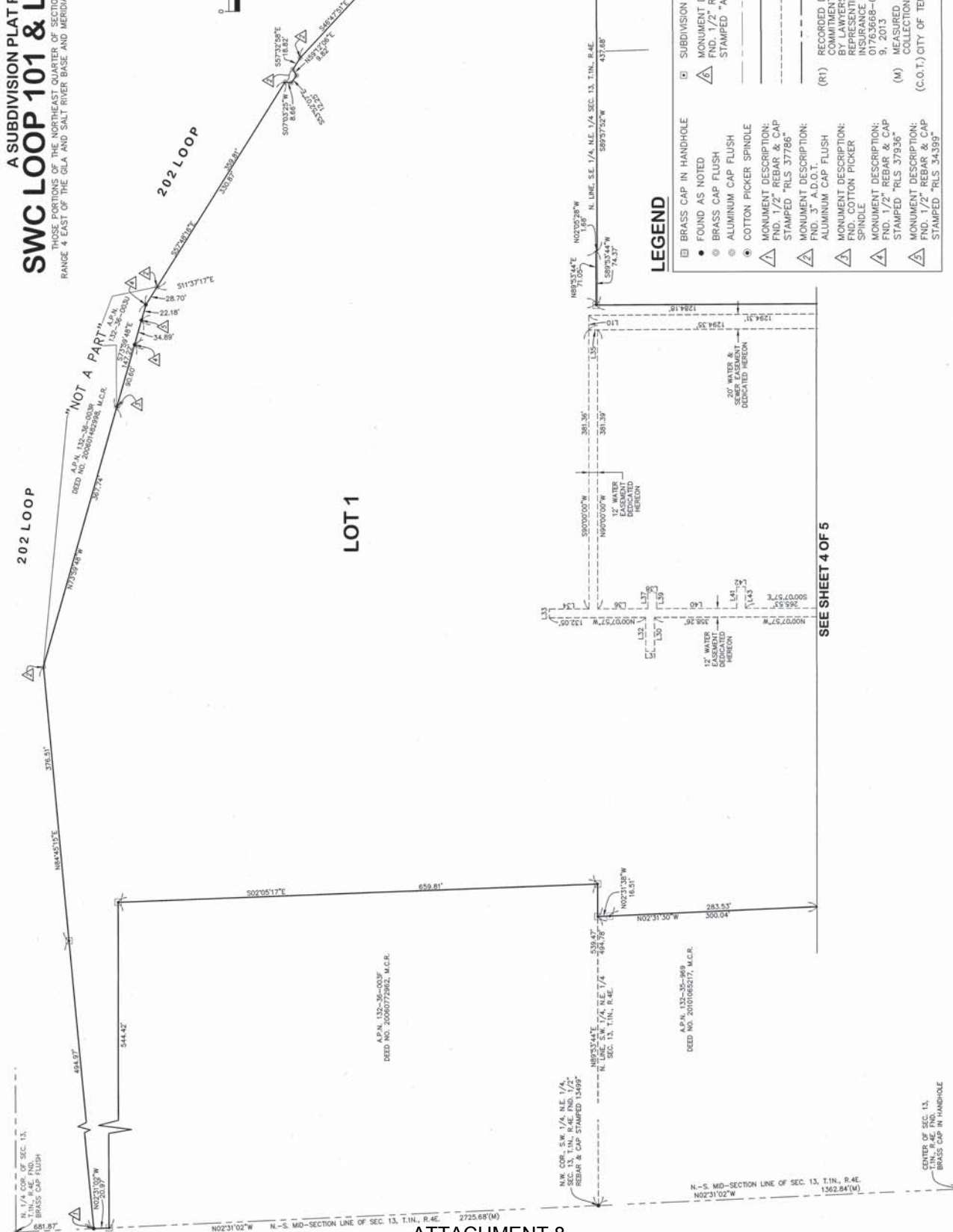
THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER THEREOF, AS MONUMENTED BY A CITY OF TEMPE BRASS CAP, BEARS SOUTH 89 DEGREES 48 MINUTES 11 SECONDS WEST, A DISTANCE OF 495.00 FEET THEREFROM; THENCE NORTH 02 DEGREES 35 MINUTES 19 SECONDS WEST, PARALLEL TO THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1361.62 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 02 DEGREES 35 MINUTES 17 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 759.61 FEET TO THE WEST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCKET 130066, PAGE 1248, RECORDS OF MARICOPA COUNTY; THENCE SOUTH 02 DEGREES 09 MINUTES 34 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 1360.32 FEET TO THE SOUTH LINE OF THE SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 48 MINUTES 11 SECONDS WEST, A DISTANCE OF 749.38 FEET TO THE POINT OF BEGINNING.

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, 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 SOUTH LINE OF SAID NORTHEAST QUARTER FROM WHICH THE SOUTHWEST CORNER THEREOF, AS MONUMENTED BY A CITY OF TEMPE BRASS CAP, BEARS SOUTH 89 DEGREES 48 MINUTES 11 SECONDS WEST, A DISTANCE OF 495.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 02 DEGREES 35 MINUTES 19 SECONDS WEST PARALLEL TO THE WEST LINE OF SAID NORTHEAST QUARTER 1361.62 FEET TO THE NORTH LINE OF THE AFORESAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 52 MINUTES 17 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 320.25 FEET; THENCE SOUTH 02 DEGREES 35 MINUTES 19 SECONDS EAST, A DISTANCE OF 1361.24 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 48 MINUTES 11 SECONDS WEST, A DISTANCE OF 320.24 FEET TO THE POINT OF BEGINNING; AND EXCEPT THAT PORTION DESCRIBED IN THAT FINAL ORDER OF CONDEMNATION TO THE CITY OF TEMPE, CASE NO. CV97-92189 RECORDED IN DOCUMENT NO. 1998-1118684, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 13; THENCE SOUTH 89 DEGREES 51 MINUTES 53 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1404.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 51 MINUTES 53 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 429.14 FEET; THENCE NORTH 02 DEGREES 24 MINUTES 37 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 780.14 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2919.79 FEET, A CENTRAL ANGLE OF 00 DEGREES 43 MINUTES 36 SECONDS, AN ARC LENGTH OF 37.04 FEET, AND A CHORD WHICH BEARS NORTH 89 DEGREES 30 MINUTES 04 SECONDS EAST TO ITS POINT OF TANGENCY; THENCE NORTH 89 DEGREES, 51 MINUTES, 53 SECONDS EAST, A DISTANCE OF 392.67 FEET; THENCE SOUTH 02 DEGREES 05 MINUTES 39 SECONDS WEST, A DISTANCE OF 77.05 FEET TO THE POINT OF BEGINNING.

A SUBDIVISION PLAT FOR SWC LOOP 101 & LOOP 202

THOSE PORTIONS OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH,
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



LEGEND

- SUBDIVISION CORNER PIN TO BE SET
 - FOUND AS NOTED
 - BRASS CAP FLUSH
 - ALUMINUM CAP FLUSH
 - COTTON PICKER SPINDLE
 - △ MONUMENT DESCRIPTION: FND. 1/2" REBAR & CAP STAMPED "RLS 37786"
 - △ MONUMENT DESCRIPTION: FND. 3" A.D.O.T. ALUMINUM CAP FLUSH
 - △ MONUMENT DESCRIPTION: FND. COTTON PICKER SPINDLE
 - △ MONUMENT DESCRIPTION: FND. 1/2" REBAR & CAP STAMPED "RLS 37936"
 - △ MONUMENT DESCRIPTION: FND. 1/2" REBAR & CAP STAMPED "RLS 34399"
 - MONUMENT LINE
 - PROPERTY LINE
 - EASEMENT LINE
 - RIGHT-OF-WAY LINE
- (R1) RECORDED DATA, ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE ISSUED BY LAWYERS TITLE OF ARIZONA, INC REPRESENTING COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO. 9172058-003070, EFFECTIVE DATE: AUGUST 9, 2013
- (M) MEASURED INFORMATION FROM FIELD DATA COLLECTION (C.O.T.) CITY OF TEMPE

DS _____ SBD _____ REC _____

SHEET 5 OF 5

A SUBDIVISION PLAT FOR
"SWC LOOP 101
& LOOP 202"



HUNTER ENGINEERING, INC.
CIVIL AND SURVEY
10450 N. SCOTTSDALE, AZ 85258
F 480 991 3885
P 480 991 3886

NO. DATE REVISION
DRAWN BY: P.E. DECORATED BY: G.H.
ALTA SURVEY