

# Staff Summary Report



Development Review Commission Date: 05/08/2012

Agenda Item Number: 3

**SUBJECT:** Request approval for a Preliminary Subdivision Plat for SAN CAPELLA – MARK-TAYLOR DEVELOPMENT located at 1155 West Elliot Road.

**DOCUMENT NAME:** DRCSanCapella\_Plat\_050812 PLANNED DEVELOPMENT (0406)

**COMMENTS:** Request for SAN CAPELLA – MARK-TAYLOR DEVELOPMENT (PL110258) (San Capella Apartments, LLC, property owner; Rob Orme, Mark-Taylor Inc., applicant) consisting of a new 384 unit multi-family residential development, located at 1155 West Elliot Road in the R-4(PAD), Multi-Family Residential General District, including a Planned Area Development Overlay and within the Southwest Tempe Overlay District. The request includes the following:

SBD12004 – Preliminary Subdivision Plat consisting of one (1) lot on 19.48 acres.

**PREPARED BY:** Ryan Levesque, Senior Planner (480-858-2393)

**REVIEWED BY:** Lisa Collins, Interim Community Development Director (480-350-8989) *LC*

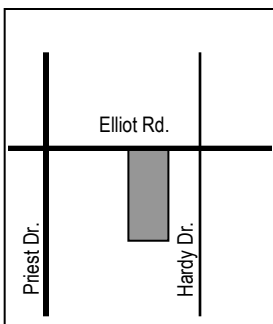
**LEGAL REVIEW BY:** N/A

**DEPARTMENT REVIEW BY:** N/A

**FISCAL NOTE:** There is no fiscal impact on City funds.

**RECOMMENDATION:** Staff – Approval, subject to conditions

**ADDITIONAL INFO:** The subdivision plat will satisfy one of the prior conditions of approval, combining two (2) parcels of un-subdivided land into one (1) lot.



**PAGES:**

1. List of Attachments
2. Comments / Reason for Approval / Conditions of Approval
3. History & Facts / Zoning & Development Code Reference

**ATTACHMENTS:**

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

COMMENTS:

This site is located southwest of Elliot Road and Hardy Drive. The location was the previous site of Fiddlesticks Family Fun Park, surrounded by industrial office and commercial businesses. The property is now zoned R-4(PAD), Multi-Family Residential General District and is located within the Southwest Tempe Overlay District.

This request includes the following:

A Preliminary and Final Subdivision Plat combining two (2) parcels into one (1) lot.

The request will satisfy the development plan review conditions of approval, requiring a subdivision plat to eliminate the existing multiple parcels on the site. This project is currently in review for building permits and construction.

REASON FOR APPROVAL:

1. The Subdivision Plat conforms to the technical standards of Tempe City Code Chapter 30, Subdivisions.

CONDITIONS OF APPROVAL:

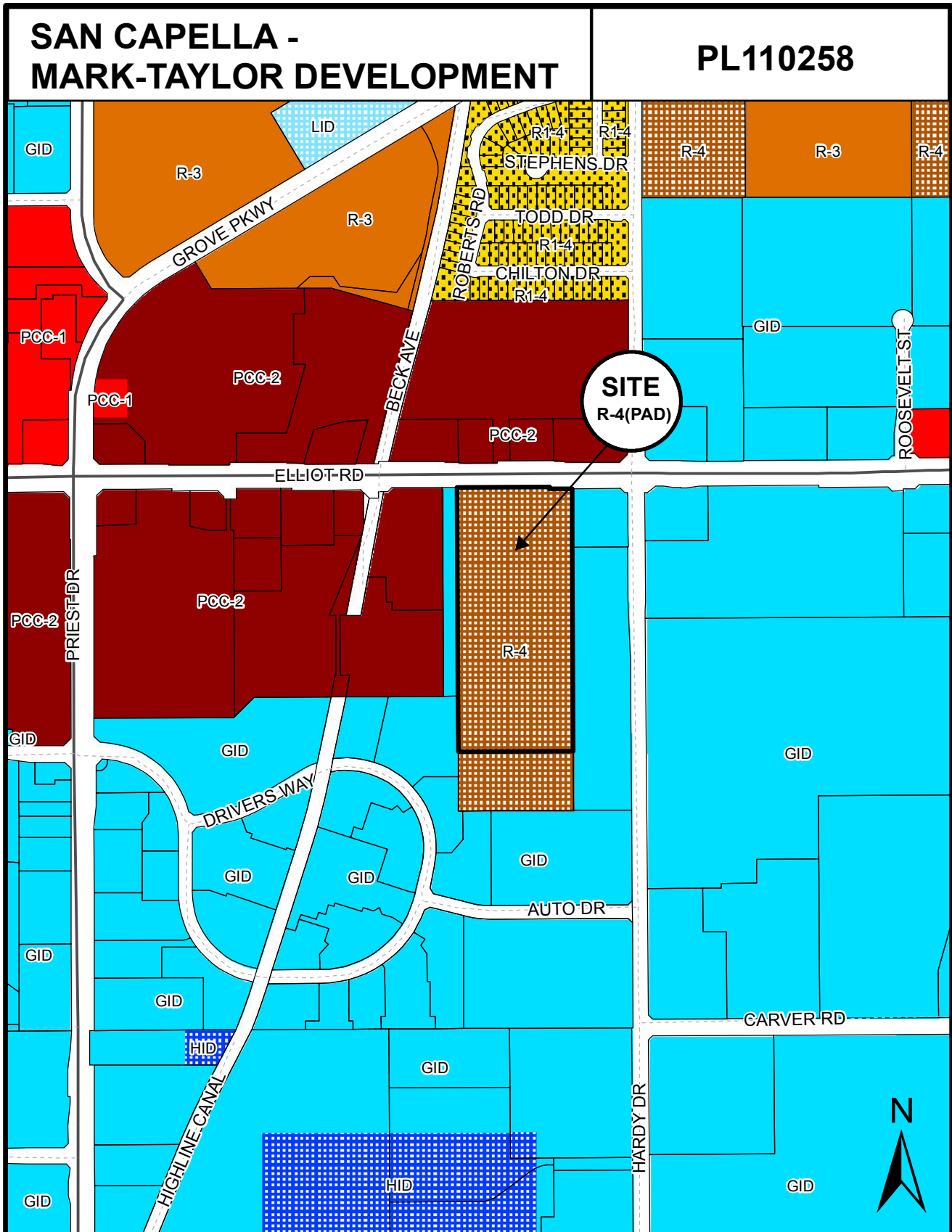
1. The Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with Maricopa County Recorder's Office through the City of Tempe, Community Development Department on or before May 8, 2013. Failure to record the plat on or before (decision date), which is one (1) year from date of City Council approval, shall make the approval of 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:

- July 11, 1974                   Area annexed into the City of Tempe (Ordinance No. 740)
- May 1982                        Zoning Ordinance 808 identifies 1155 West Elliot Road as I-1, Light Industrial and I-2, General Industrial.
- June 19, 1991                 Design Review Board approved new building elevations, site plan and landscape plan for Fiddlesticks, located at 11 55 West Elliot Road.
- June 27, 1991                 City Council approved a use permit to allow a driving range, miniature golf course, video arcade, restaurant and other recreational use in the I-1, Light Industrial District; and a variance to allow non-masonry construction in the I-1 District for Fiddlesticks, located at 1155 West Elliot Road. (SIP 91.08)
- June 12, 1997                 City Council approved an extension for the use permit to allow a recreational facility at Fiddlesticks, located at 1155 West Elliot Road.
  
- August 23, 2011                Development Review Commission approved the request for SAN CAPELLA – MARK-TAYLOR DEVELOPMENT for Development Plan Review consisting of a new 384 unit multi-family residential development, and recommended approval of a General Plan Projected Land Use Amendment from “Commercial” to “Residential”, and a Zoning Map Amendment from GID, General Industrial District to R-4 (PAD), Multi-Family Residential General District with a Planned Area Development Overlay, all located at 1155 West Elliot Road. (Vote 5-1, Commissioner Miner dissenting)
  
- October 20, 2011               City Council approved the request SAN CAPELLA – MARK-TAYLOR DEVELOPMENT for a General Plan Projected Land Use Amendment from “Commercial” to “Residential”, and a Zoning Map Amendment from GID, General Industrial District to R-4 (PAD), Multi-Family Residential General District with a Planned Area Development Overlay, all located at 1155 West Elliot Road.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions, Lot Splits and Adjustments



**Location Map**



**SAN CAPELLA - MARK-TAYLOR DEVELOPMENT (PL110258)**

# SAN CAPELLA APARTMENT COMMUNITY

A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

## DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT SAN CAPELLA APARTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY HAS PLACED FOR THE SAN CAPELLA APARTMENT COMMUNITY A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISH THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF LOT, STREETS, AND EASEMENTS CONSTITUTING THE SAME, AND THAT EACH LOT AND STREET, SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES SAID PLAT TO THE CITY OF TEMPE FOR PUBLIC USE SUCH EASEMENTS AS SHOWN ON SAID PLAT.

IN WITNESS WHEREOF: SAN CAPELLA APARTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY 2012, HERETO EXECUTED THIS PLAT THIS \_\_\_\_ DAY OF \_\_\_\_\_ AT ELLIOT DRIVE, SAN CAPELLA APARTMENTS, LLC SAN CAPELLA APARTMENTS, LLC BY MARK-TAYLOR, INC., AN ARIZONA CORPORATION, MANAGER OF MT ELLIOT L.L.C.

BY: JEFFREY L. MARK, CHAIRMAN AND VICE PRESIDENT OF MARK-TAYLOR, INC.

## ACKNOWLEDGMENT:

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2012 BY JEFFREY L. MARK, CHAIRMAN & VICE PRESIDENT IN WITNESS WHEREOF I HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_

## RATIFICATION

KNOW ALL MEN BY THESE PRESENTS: KM GIFT TRUST DATED NOVEMBER 25, 2002 HAS AN INTEREST IN SAID REAL PROPERTY AND HEREBY CONSENTS TO AND RATIFIES THE EXECUTION AND RECORDATION OF THE PLAT FOR SAN CAPELLA APARTMENT COMMUNITY AND THE DEDICATIONS SHOWN THEREON.

BY: KEVAN MILLSTEIN, TRUSTEE

## ACKNOWLEDGMENT:

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2012 BY KEVAN MILLSTEIN, TRUSTEE OF KM GIFT TRUST IN WITNESS WHEREOF I HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_

## APPROVALS:

APPROVED BY MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2012.

BY: MAYOR DATE  
 BY: CITY CLERK DATE  
 BY: CITY ENGINEER DATE  
 BY: DEVELOPMENT SERVICES DATE

## LEGAL DESCRIPTION:(PRIOR TO SUBDIVISION)

PARCEL NO. 1: OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 16; THENCE SOUTH 89 DEGREES 40 MINUTES 39 SECONDS WEST, ALONG THE NORTH LINE OF SAID SECTION 16, A DISTANCE OF 307.51 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 21 SECONDS EAST, A DISTANCE OF 70.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF ELLIOT ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 19 MINUTES 21 SECONDS EAST, A DISTANCE OF 1540.00 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 39 SECONDS WEST, A DISTANCE OF 550.00 FEET; THENCE NORTH 00 DEGREES 19 MINUTES 21 SECONDS WEST, A DISTANCE OF 1550.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF ELLIOT ROAD; THENCE NORTH 89 DEGREES 40 MINUTES 39 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 307.51 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 21 SECONDS EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 39 SECONDS EAST, A DISTANCE OF 106.86 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2: EXCLUSIVE EASEMENT FOR PARKING, VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO AND FROM THE APARTMENT PARKING AREAS AND EGRESS TO AND FROM THE APARTMENT PARKING AREAS, AS SHOWN ON RECORDING NO. 97-0632659, RECORDS OF MARICOPA COUNTY, ARIZONA.

## OWNER:

SAN CAPELLA APARTMENTS, LLC  
 C/O MARK-TAYLOR, INC.  
 8623 NORTH SCOTTSDALE ROAD  
 SCOTTSDALE, ARIZONA, 85250  
 CONTACT: JEFFREY L. MARK  
 PHONE: 480-991-9111

## DEVELOPER:

MARK-TAYLOR, INC.  
 8623 NORTH SCOTTSDALE ROAD  
 SCOTTSDALE, ARIZONA, 85250  
 CONTACT: JEFFREY L. MARK  
 PHONE: 480-991-9111

## BENCH MARK:

CITY OF TEMPE BRASS CAP IN HANDHOLE AT THE INTERSECTION OF ELLIOT ROAD AND HARDY DRIVE.  
 ELEVATION: 1212.85 (CITY OF TEMPE DATUM)

## BASIS OF BEARING:

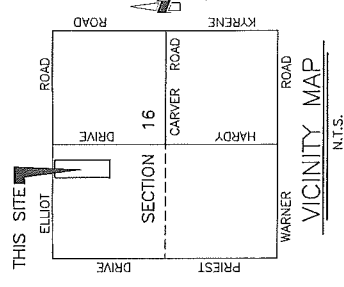
THE BASIS OF BEARING USED FOR THIS PLAT IS N89°40'39"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 4 EAST, ALSO BEING THE MONUMENT LINE OF ELLIOT ROAD.

## 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 AND THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



STEVEN C. BURFORD, R.L.S.  
 ARIZONA NO. 26409



## 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" REBAR. R.L.S. #26409.
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 AS SHOWN ON THE GRADING AND DRAINAGE TO: (1) REGULARLY INSPECT THE SYSTEM (AT LEAST ANNUALLY), AND (2) MAINTAIN THE SYSTEM AT ALL TIMES TO PREVENT OVERFLOW OF THE SYSTEM TO STORE AND DISSIPATE THE VOLUME OF STORM WATERS AS SHOWN ON THE DESIGN PLANS. THE FOREGOING RESTRICTION CANNOT BE CHANGED WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF TEMPE ENGINEER.

## DRAINAGE STATEMENT:

THE UNDERGROUND RETENTION SYSTEM AND DRYWELLS AS SHOWN ON THE GRADING AND DRAINAGE PLANS 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 WATERS SHOWN ON THE DESIGN PLANS. THE FOREGOING RESTRICTION CANNOT BE CHANGED WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY OF TEMPE ENGINEER.

## FLOOD PLAN CERTIFICATION:

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE "X" (DOTTED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 04013C263006, DATED SEPTEMBER 30, 2005. ZONE "X" (DOTTED) IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

SAN CAPELLA APARTMENT COMMUNITY

SHEET 1 OF 3

RECORDING INFORMATION: RICK RECORDS & INFORMATION SERVICES, 41789  
 FILE NUMBER: 41789  
 FILED: MAR 20 2012

DS110692 SBDXXXXX RECXXXX

BY: JEFFREY L. MARK, CHAIRMAN AND VICE PRESIDENT OF MARK-TAYLOR, INC.

BOUNDARY LINE TABLE

| Course | Bearing         | Distance   |
|--------|-----------------|------------|
| L1     | S 74°24'16.5" E | 47.437 (R) |
| L1     | S 74°25'29" E   | 47.35 (M)  |
| L2     | N 89°40'39" E   | 216.06 (R) |
| L3     | N 00°19'21" W   | 13.00 (R)  |
| L4     | N 89°40'39" E   | 181.45 (R) |
| L4     | N 89°40'18" E   | 181.55 (M) |
| L5     | S 00°25'48" E   | 10.00 (R)  |
| L5     | S 00°31'32" E   | 10.03 (M)  |
| L6     | N 89°42'05" E   | 106.78 (M) |
| L6     | N 89°40'39" E   | 106.86 (R) |

A.P.N. 301-53-0127  
 CP CENTER OF A LLC/ETAL  
 B' UNDERGROUND ELECTRIC EASEMENT  
 PER DOC. NO. 92-0006052.

N00°19'21"W 1550.00'(R)  
 N00°19'01"W 1550.00'(M)

20' BICYCLE PATH, LANDSCAPING, BIKE PATH  
 LIGHTING EASEMENT PER DOC. NO. 97-0605477.

LOT 2  
 TEMPE BUSINESS CENTER  
 (BK. 470, PG. 43, M.C.R.)

LOT 1  
 TEMPE BUSINESS CENTER  
 (BK. 470, PG. 43, M.C.R.)

LOT 12  
 AUTOPEX PHASE  
 TWO AMENDED  
 (BK. 448, PG. 39, M.C.R.)

LOT 11  
 AUTOPEX PHASE TWO  
 (BK. 421, PG. 20, M.C.R.)  
 S89°40'39"W 550.12'(M)  
 S89°40'08"W 550.00'(R)

LOT 1  
 AREA:  
 NET: 19.476± ACRES  
 GROSS: 20.328± ACRES

S00°19'21"E 1540.00'(R)  
 S00°19'24"E 1539.90 (M)  
 A.P.N. 301-53-011E  
 DESERT VISTA LLC

LEGEND:

- (R) - RECORD.
- (M) - MEASURED.
- R/W - RIGHT OF WAY.
- FD. - FOUND.
- FD. - FOUND.
- A.P.N. - ASSESSORS PARCEL NUMBER.
- B.C.H.H. - BRASS CAP IN HANDHOLE.
- M.C.R. - MARICOPA COUNTY RECORDER.
- R.L.S. - REGISTERED LAND SURVEYOR.
- B.O.B. - BASIS OF BEARING.
- C.O.T. - CITY OF TEMPE.
- P.O.B. - POINT OF BEGINNING.
- - - - SUBDIVISION BOUNDARY.
- - - - CENTERLINE.
- - - - EASEMENT LINE.
- o - CORNER OF SUBDIVISION.
- o - FOUND MONUMENT AS NOTED.



DS110692 SBXXXXX RECXXXXX

SAN CAPELLA APARTMENT  
 COMMUNITY  
 SHEET 2 OF 3

RECXXXXX SBXXXXX DS110692

PRIEST DRIVE

ELLIOT ROAD

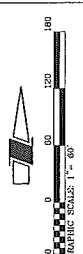
HARDY DRIVE

N.W. COR., SEC. 16,  
 T-1-S, R-4-E.  
 FD. C.O.T. B.C.H.H.

FD. REBAR W/CAP  
 R.L.S.# 19344.

P.O.B. PER LEGAL DESCRIPTION  
 FD. REBAR W/CAP R.L.S.# 19344.  
 A.P.N. 301-53-011C  
 CITY CHEN PHOENIX I  
 LLC/CITY CHEN PHOENIX II

N.1/4 COR., SEC. 16,  
 T-1-S, R-4-E.  
 FD. C.O.T. B.C.H.H.





WATERLINE EASEMENT TABLE

| Course | Bearing       | Distance | Course | Bearing       | Distance | Course | Bearing       | Distance | Course | Bearing       | Distance |
|--------|---------------|----------|--------|---------------|----------|--------|---------------|----------|--------|---------------|----------|
| W1     | N 89°40'39" E | 129.06'  | W51    | N 00°19'21" W | 115.74'  | W101   | N 89°40'39" E | 17.75'   | W101   | N 89°40'39" E | 17.75'   |
| W2     | N 89°40'39" E | 12.00'   | W52    | N 44°40'39" E | 21.94'   | W102   | S 00°19'21" E | 137.51'  | W102   | S 00°19'21" E | 137.51'  |
| W3     | N 89°40'39" E | 20.63'   | W53    | N 89°40'39" E | 26.31'   | W103   | S 44°40'39" E | 12.00'   | W103   | S 44°40'39" E | 12.00'   |
| W4     | N 89°40'39" E | 12.00'   | W54    | N 00°19'21" W | 13.48'   | W104   | S 89°40'39" W | 22.26'   | W104   | S 89°40'39" W | 22.26'   |
| W5     | N 89°40'39" E | 42.37'   | W55    | N 00°19'21" W | 130.40'  | W105   | N 00°19'21" W | 19.19'   | W105   | N 00°19'21" W | 19.19'   |
| W6     | S 00°23'35" E | 6.22'    | W56    | N 00°19'21" W | 52.55'   | W106   | S 89°40'39" W | 12.00'   | W106   | S 89°40'39" W | 12.00'   |
| W7     | S 00°19'21" E | 176.38'  | W57    | S 00°19'21" E | 51.50'   | W107   | S 00°19'21" E | 19.19'   | W107   | S 00°19'21" E | 19.19'   |
| W8     | S 00°19'21" E | 14.52'   | W58    | S 00°19'21" E | 130.40'  | W108   | S 89°40'39" W | 358.00'  | W108   | S 89°40'39" W | 358.00'  |
| W9     | N 89°40'39" E | 16.49'   | W59    | N 89°40'39" E | 14.52'   | W109   | N 00°19'21" W | 12.00'   | W109   | N 00°19'21" W | 12.00'   |
| W10    | N 89°40'39" E | 19.56'   | W60    | N 89°40'39" E | 28.62'   | W110   | S 89°40'39" W | 20.27'   | W110   | S 89°40'39" W | 20.27'   |
| W11    | N 89°40'39" E | 19.56'   | W61    | N 00°19'21" W | 13.48'   | W111   | S 00°19'21" E | 17.26'   | W111   | S 00°19'21" E | 17.26'   |
| W12    | S 00°19'21" E | 19.56'   | W62    | N 00°19'21" W | 176.37'  | W112   | S 89°40'39" W | 12.00'   | W112   | S 89°40'39" W | 12.00'   |
| W13    | N 89°40'39" E | 86.75'   | W63    | N 00°23'55" W | 14.66'   | W113   | N 00°19'21" W | 22.72'   | W113   | N 00°19'21" W | 22.72'   |
| W14    | N 00°19'21" W | 17.75'   | W64    | N 89°40'39" E | 14.66'   | W114   | N 89°40'39" E | 17.75'   | W114   | N 89°40'39" E | 17.75'   |
| W15    | N 89°40'39" E | 6.00'    | W65    | S 00°19'21" E | 5.25'    | W115   | N 00°19'21" W | 6.00'    | W115   | N 00°19'21" W | 6.00'    |
| W16    | S 00°19'21" E | 17.75'   | W66    | N 89°40'39" E | 6.00'    | W116   | N 89°40'39" E | 17.75'   | W116   | N 89°40'39" E | 17.75'   |
| W17    | N 89°40'39" E | 113.31'  | W67    | N 00°19'21" W | 5.75'    | W117   | S 89°40'39" W | 50.25'   | W117   | S 89°40'39" W | 50.25'   |
| W18    | S 45°19'21" E | 21.94'   | W68    | N 89°40'39" E | 283.47'  | W118   | N 00°19'21" W | 19.00'   | W118   | N 00°19'21" W | 19.00'   |
| W19    | S 00°19'21" E | 423.36'  | W69    | S 45°19'21" E | 12.00'   | W119   | N 89°40'39" E | 19.00'   | W119   | N 89°40'39" E | 19.00'   |
| W20    | S 45°00'00" W | 149.60'  | W70    | S 00°19'21" E | 10.90'   | W120   | N 00°19'21" W | 12.00'   | W120   | N 00°19'21" W | 12.00'   |
| W21    | S 45°00'00" E | 19.00'   | W71    | S 89°40'39" W | 7.12'    | W121   | S 89°40'39" W | 19.00'   | W121   | S 89°40'39" W | 19.00'   |
| W22    | S 45°00'00" W | 12.00'   | W72    | S 00°19'21" E | 12.00'   | W122   | N 00°19'21" W | 116.59'  | W122   | N 00°19'21" W | 116.59'  |
| W23    | S 45°00'00" W | 19.00'   | W73    | N 89°40'39" E | 7.12'    | W123   | S 45°00'00" E | 135.99'  | W123   | S 45°00'00" E | 135.99'  |
| W24    | S 00°00'00" W | 122.72'  | W74    | S 00°19'21" E | 87.45'   | W124   | S 45°00'00" E | 19.00'   | W124   | S 45°00'00" E | 19.00'   |
| W25    | S 00°00'00" E | 23.31'   | W75    | S 89°40'39" W | 5.82'    | W125   | N 45°00'00" E | 12.00'   | W125   | N 45°00'00" E | 12.00'   |
| W26    | N 45°00'00" E | 186.26'  | W76    | S 00°19'21" E | 6.00'    | W126   | N 45°00'00" W | 19.00'   | W126   | N 45°00'00" W | 19.00'   |
| W27    | N 45°00'00" E | 3.75'    | W77    | N 89°40'39" E | 5.92'    | W127   | N 00°00'00" E | 144.36'  | W127   | N 00°00'00" E | 144.36'  |
| W28    | S 45°00'00" W | 5.75'    | W78    | S 89°40'39" W | 156.50'  | W128   | N 00°00'00" E | 33.25'   | W128   | N 00°00'00" E | 33.25'   |
| W29    | S 45°00'00" E | 110.53'  | W79    | S 00°19'21" E | 12.00'   | W129   | N 45°00'00" W | 136.74'  | W129   | N 45°00'00" W | 136.74'  |
| W30    | S 00°19'21" E | 73.08'   | W80    | N 89°40'39" E | 12.00'   | W130   | N 45°00'00" E | 7.00'    | W130   | N 45°00'00" E | 7.00'    |
| W31    | S 89°40'39" E | 7.00'    | W81    | S 00°19'21" E | 128.53'  | W131   | S 45°00'00" W | 7.00'    | W131   | S 45°00'00" W | 7.00'    |
| W32    | S 00°19'21" E | 12.00'   | W82    | S 45°00'00" W | 176.04'  | W132   | S 45°00'00" W | 7.00'    | W132   | S 45°00'00" W | 7.00'    |
| W33    | S 89°40'39" W | 7.00'    | W83    | S 45°00'00" W | 176.04'  | W133   | N 89°40'39" E | 85.54'   | W133   | N 89°40'39" E | 85.54'   |
| W34    | S 89°40'39" W | 7.00'    | W84    | S 45°00'00" W | 5.75'    | W134   | N 00°19'21" W | 7.00'    | W134   | N 00°19'21" W | 7.00'    |
| W35    | S 00°19'21" E | 321.13'  | W85    | S 45°00'00" W | 6.00'    | W135   | N 89°40'39" E | 7.00'    | W135   | N 89°40'39" E | 7.00'    |
| W36    | S 44°40'39" W | 21.94'   | W86    | S 45°00'00" E | 5.75'    | W136   | N 00°19'21" W | 12.00'   | W136   | N 00°19'21" W | 12.00'   |
| W37    | S 89°40'39" W | 431.47'  | W87    | S 45°00'00" E | 102.24'  | W137   | S 89°40'39" W | 7.00'    | W137   | S 89°40'39" W | 7.00'    |
| W38    | N 45°19'21" W | 417.59'  | W88    | S 00°00'00" E | 33.25'   | W138   | N 00°19'21" W | 199.00'  | W138   | N 00°19'21" W | 199.00'  |
| W39    | N 00°19'21" W | 165.63'  | W89    | S 45°00'00" E | 89.49'   | W139   | N 89°40'39" E | 5.75'    | W139   | N 89°40'39" E | 5.75'    |
| W40    | N 45°00'00" E | 3.75'    | W90    | S 45°00'00" W | 20.19'   | W140   | N 00°19'21" W | 6.00'    | W140   | N 00°19'21" W | 6.00'    |
| W41    | N 45°00'00" E | 6.75'    | W91    | S 45°00'00" W | 12.00'   | W141   | S 89°40'39" W | 5.75'    | W141   | S 89°40'39" W | 5.75'    |
| W42    | N 45°00'00" E | 6.75'    | W92    | N 45°00'00" E | 20.19'   | W142   | N 00°19'21" W | 87.75'   | W142   | N 00°19'21" W | 87.75'   |
| W43    | S 45°00'00" E | 120.76'  | W93    | S 45°00'00" W | 103.25'  | W143   | N 89°40'39" E | 8.19'    | W143   | N 89°40'39" E | 8.19'    |
| W44    | N 45°00'00" E | 23.31'   | W94    | S 45°00'00" W | 6.00'    | W144   | N 00°19'21" W | 12.00'   | W144   | N 00°19'21" W | 12.00'   |
| W45    | N 00°00'00" E | 23.31'   | W95    | N 45°00'00" E | 17.75'   | W145   | S 89°40'39" W | 8.19'    | W145   | S 89°40'39" W | 8.19'    |
| W46    | N 00°00'00" W | 287.36'  | W96    | N 45°00'00" E | 17.75'   | W146   | N 00°19'21" W | 3.51'    | W146   | N 00°19'21" W | 3.51'    |
| W47    | N 00°19'21" W | 296.97'  | W97    | S 45°00'00" E | 94.10'   | W147   | N 44°40'39" E | 12.00'   | W147   | N 44°40'39" E | 12.00'   |
| W48    | S 89°40'39" W | 17.75'   | W98    | S 00°19'21" E | 252.80'  | W148   | N 44°40'39" E | 12.00'   | W148   | N 44°40'39" E | 12.00'   |
| W49    | N 00°19'21" W | 6.00'    | W99    | S 89°40'39" W | 17.75'   | W149   | N 44°40'39" E | 12.00'   | W149   | N 44°40'39" E | 12.00'   |
| W50    | N 89°40'39" E | 17.75'   | W100   | S 00°19'21" E | 6.00'    | W150   | N 89°40'39" E | 17.75'   | W150   | N 89°40'39" E | 17.75'   |

SAN CAPELLA APARTMENT  
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SHEET 3 OF 3

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DATE PREPARED: 4/17/08  
D.S.F.  
DATE PLOTTED: MAR 2013



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