DEVELOPMENT PROJECT FILE
for
HANOVER MILL AVENUE

ATTACHMENTS:

1. Location Map

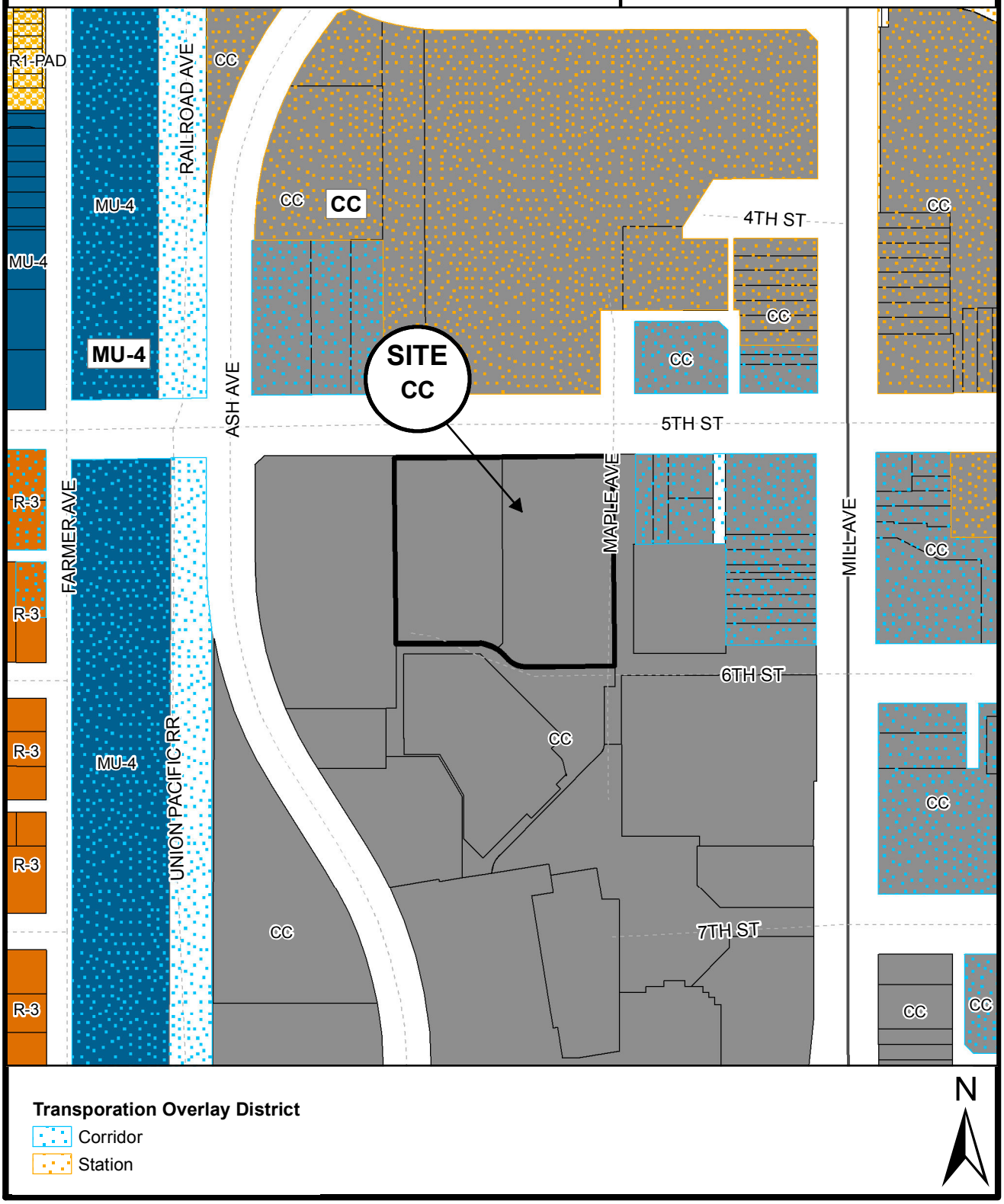
2. Aerial Photo

3-4. Subdivision Plat

Tempe

THE HANOVER PROJECT

PL120313



Location Map

THE HANOVER PROJECT (PL120313)

HANOVER MILL AVENUE

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION:

MILL AVENUE APARTMENTS LIMITED PARTNERSHIP HAS PLATTED UNDER THE NAME OF HANOVER MILL AVENUE A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISH THIS PLAT OF HANOVER MILL AVENUE AND DECLARE THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF LOT, TRACTS, AND EASEMENTS CONSTITUTING THE SAME, AND THAT EACH LOT AND TRACT SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

ACKNOWLEDGMENT:

MILL AVENUE APARTMENTS LIMITED PARTNERHSIP,
A DELAWARE LIMITED PARTNERSHIP

BY: THC TEMPE JV G.P. LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE GENERAL PARTNER

BY: _____
KATHY K. BINFORD, VICE PRESIDENT

THE STATE OF TEXAS)
)
COUNTY OF HARRIS)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 2013, BY KATHY K. BINFORD, VICE PRESIDENT OF THC TEMPE JV G.P. LLC, A DELAWARE LIMITED LIABILITY COMPANY AND SOLE GENERAL PARTNER OF MILL AVENUE APARTMENTS LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, ON BEHALF OF SAID ENTITIES.

_____
NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

LEGAL DESCRIPTION:

LOTS 2 AND 3, OF CENTERPOINT PLAZA THREE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 832 OF MAPS, PAGE 18.

EXCEPT TITLE TO ANY MINE OF GOLD, SILVER, CINNABAR OR COPPER OR TO ANY VALID CLAIM OR POSSESSION HELD UNDER THE EXISTING LAWS OF CONGRESS, AS SET FORTH IN PATENT FROM UNITED STATES OF AMERICA.

AREA:

GROSS: 3.173 ACRES
NET: 2.810 ACRES

OWNER:

MILL AVENUE APARTMENTS LIMITED PARTNERSHIP
28422 CONSTELLATION ROAD, SUITE 114
VELENCIA, CA 91355
CONTACT: TIM BOLTON
PHONE: (661) 295-1745

BENCH MARK:

BENCHMARK:
C.O.T. B.C.H.H. @ UNIVERSITY DRIVE & COLLEGE
SURVEY CONTROL NUMBER 143 ELEVATION:1167.50

SITE BENCHMARK:
C.O.T. B.C.H.H. @ 5TH STREET & MAPLE AVENUE
ELEVATION:1159.33

BASIS OF BEARING:

THE BASIS OF BEARING USED FOR THIS PLAT IS BASED ON THE RECORDED PLAT OF CENTERPOINT PLAZA THREE, RECORDED IN BOOK 832 OF MAPS, PAGE 18, MARICOPA COUNTY RECORDS.

APPROVALS:

APPROVED BY MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA THIS ____ DAY OF _____ , 2013.

BY: _____ _____
MAYOR DATE

ATTEST: _____ _____
CITY CLERK DATE

BY: _____ _____
CITY ENGINEER DATE

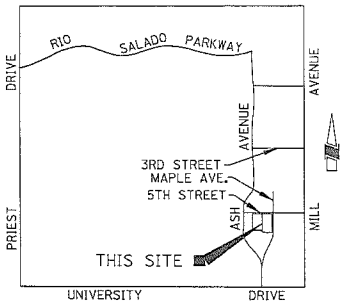
BY: _____ _____
COMMUNITY DEVELOPMENT DATE

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF AUGUST, 2013; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THE POSITIONS ARE CORRECTLY SHOWN AND SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

_____
YSMAEL A. VEGA, R.L.S.
ARIZONA NO. 28236

REGISTERED LAND SURVEYOR
YSMAEL A. VEGA
28236
08-7-13
ARIZONA U.S.A.
Expires 9-30-13



VICINITY MAP
N.T.S.

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 ½" REBAR, R.L.S. #28236 OR "P.K." NAIL WITH TAG R.L.S. #28236.
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 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 WATER AS SHOWN ON THE DESIGN PLANS. THE FOREGOING RESTRICTION CANNOT BE CHANGED WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF TEMPE ENGINEER.
5. THIS PLAT SUPERSEDES AND REPLACES ALL PRIOR PLATS OF THIS LAND

FLOOD PLAIN CERTIFICATION:

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE "X" (DOTTED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 04013C2165H, 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.

DSXXXXXX SBDXXXXX RECXXXXX

DSXXXXXX SBDXXXXX RECXXXXX

HANOVER MILL AVENUE	RICK ENGINEERING COMPANY — 6150 NORTH 16TH STREET, PHOENIX, AZ 85016, 602.957.3350, FAX 602.285.2396, rickengineering.com — Phoenix; Tucson · San Diego · Sacramento · Riverside · Orange · San Luis Obispo · Bakersfield		
SHEET 1 OF 2	DATE: 07-AUG-2013	PROJECT NO: 4290	DRAWN BY: DSR

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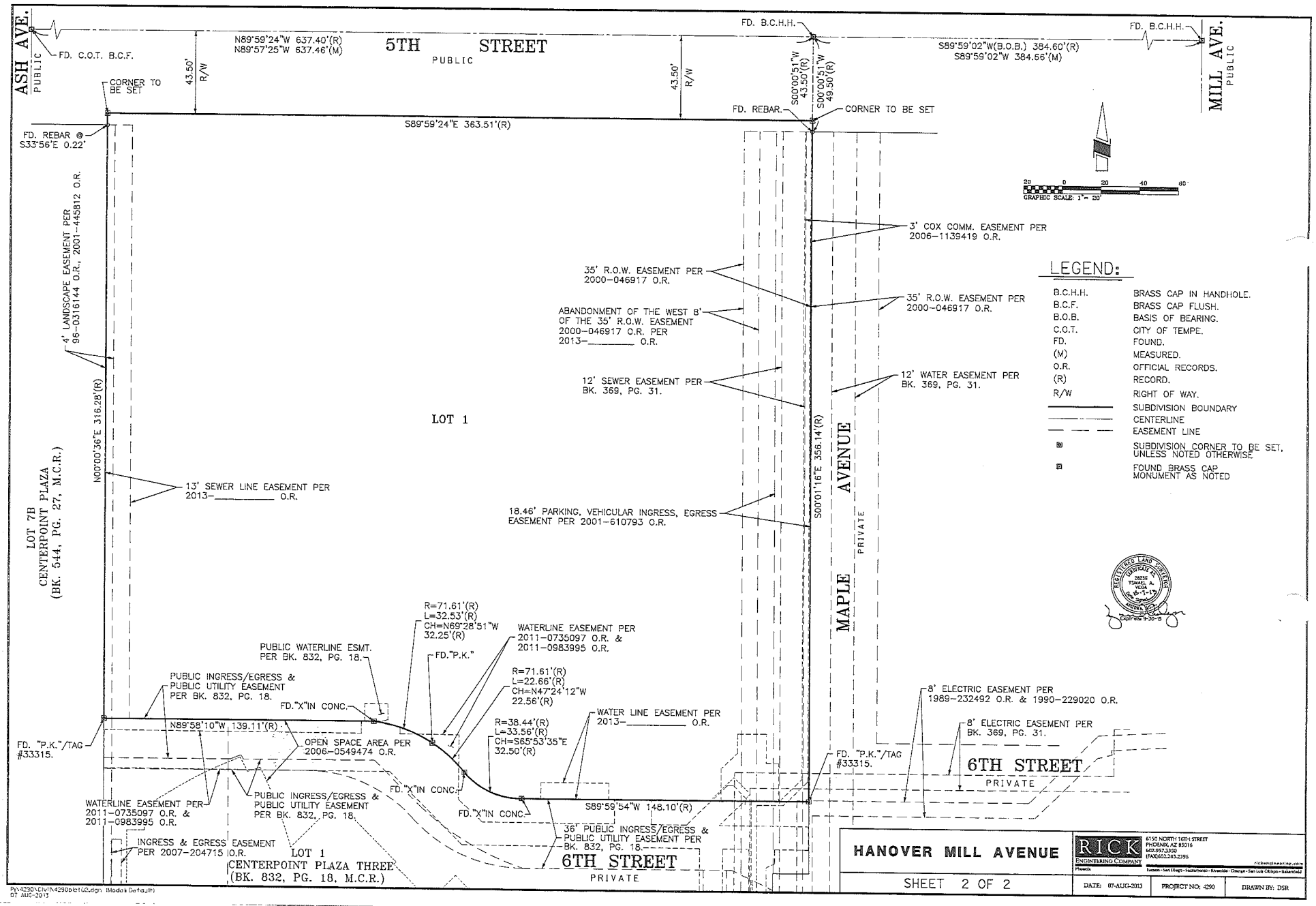
07-AUG-2013

ATTACHMENT 3

ATTACHMENT 4