



DEVELOPMENT PROJECT FILE
for
AN AMENDMENT TO AGAVE COMPLEX
(PL150354)

ATTACHMENTS:

1. Location Map
2. Aerial
3. Letter of Explanation
- 4-5. Subdivision Plat

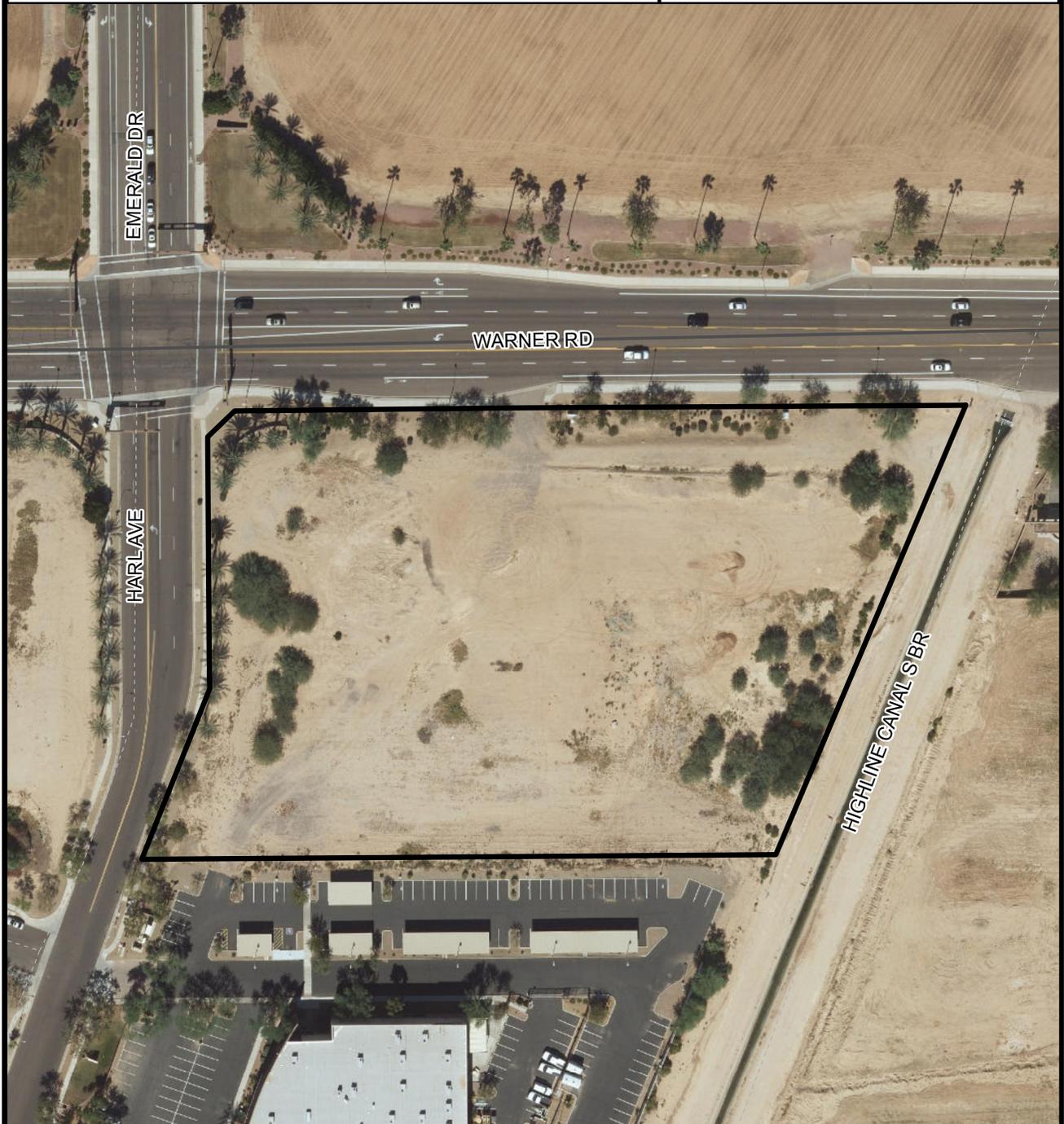


LOCATION MAP

SITE PCC-1 / SWOD

AGAVE COMPLEX

PL150354



Aerial Map

June 15, 2015

To: City of Tempe
Community Development Department – Planning

Re: Amendment to Agave Complex
Letter of Explanation

The purpose of this submittal is to amend, Agave Complex as recorded in Book 1159 of Maps, Page 30, M.C.R., to have three lots for the purposes of the development of the Tilted Kilt Pub on the easterly parcel.

Respectfully submitted,



Ron Lynch

President

Tilted Kilt Land Company, LLC

A SUBDIVISION PLAT
FOR
AN AMENDMENT TO AGAVE COMPLEX

A REPLAT OF "AGAVE COMPLEX", A SUBDIVISION AS RECORDED IN BOOK 1159, PAGE 30, MARICOPA COUNTY RECORDER, ALSO BEING A PORTION 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.

DEDICATION:

AGAVE PROPERTY CENTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER OF LOT 1, AND TKFO LAND COMPANY LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER OF LOT 2, HAS REPLATTED UNDER THE NAME OF "AN AMENDMENT TO AGAVE COMPLEX"; THE FINAL PLAT OF "AGAVE COMPLEX", ACCORDING TO BOOK 1159, PAGE 30, MARICOPA COUNTY RECORDS, LOCATED IN A PORTION 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, AND HEREBY PUBLISHES THIS PLAT OF "AN AMENDMENT TO AGAVE COMPLEX", AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS CONSTITUTING THE SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME THAT IS GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF TEMPE FOR PUBLIC USE SUCH STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDES THE ABOVE DESCRIBED PREMISES.

ACKNOWLEDGEMENT:

AGAVE PROPERTY CENTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY:

BY: _____ DATE: _____

ITS: _____

ON THIS _____ DAY OF _____, 2015 BEFORE ME THE

UNDERSIGNED PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FORGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF: I HERETO SET MY HAND AND OFFICIAL SEAL

BY: _____ NOTARY PUBLIC MY COMMISSION EXPIRES _____

ACKNOWLEDGEMENT:

TKFO LAND COMPANY LLC, AN ARIZONA LIMITED LIABILITY COMPANY:

BY: _____ DATE: _____

ITS: _____

ON THIS _____ DAY OF _____, 2015 BEFORE ME THE

UNDERSIGNED PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FORGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF: I HERETO SET MY HAND AND OFFICIAL SEAL

BY: _____ NOTARY PUBLIC MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION):

LOTS 1 AND 2, "AGAVE COMPLEX", A SUBDIVISION AS RECORDED IN BOOK 1159 OF MAPS PAGE 30, MARICOPA COUNTY RECORDS, BEING A PORTION 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.

OWNER / DEVELOPER LOT 1:

AGAVE PROPERTY CENTER, LLC,
2125 ROSECRAINS AVE. #4325
EL SEGUNDO CA 90245

OWNER / DEVELOPER LOTS 2 & 3:

TKFO LAND COMPANY LLC,
664 W. WARNER ROAD
TEMPE AZ 85284

BENCHMARK:

CITY OF TEMPE BENCHMARK SYSTEM POINT 246, BEING A CITY OF TEMPE BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF SECTION 20, T1S, R4E AT THE INTERSECTION OF WARNER ROAD AND PRIEST DRIVE. ELEVATION = 1218.39 (CITY OF TEMPE NGVD29 DATUM)

BASIS OF BEARINGS:

NORTH 89°28'48" EAST ALONG THE MONUMENT LINE OF WARNER ROAD, ALSO BEING THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 20, T1S, R4E, ACCORDING TO THE FINAL PLAT OF "AGAVE CENTER", AS RECORDED IN BOOK 498 OF MAPS, PAGE 9, AND ACCORDING TO CITY OF TEMPE SURVEY CONTROL PLAT.

APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON

THIS _____ DAY OF _____, 2015

BY: _____ MAYOR DATE _____

BY: _____ CITY CLERK DATE _____

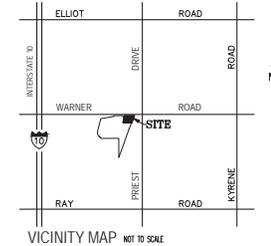
BY: _____ CITY ENGINEER DATE _____

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 JUNE 2015; 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 THE SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

GENE C. HARRISON II RLS. # 22762 DATE _____



NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- LOT CORNERS NOT FOUND, TO BE SET WITH A 1/2" REBAR WITH CAP RLS 22762.
- ALL NEW AND EXISTING, AS WELL AS ONSITE AND OFFSITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.
- 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.

FLOOD PLAIN CERTIFICATION:

THIS IS TO CERTIFY THAT THE WESTERN 3/4-/- OF THE SUBJECT PROPERTY LIES WITHIN ZONE "SHADED X"; AND THE EASTERN 1/4-/- LIES WITHIN FLOOD ZONE "SHADED A"; AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 04013C2705L, DATED: OCTOBER 16, 2013

SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AO, AR, A99, V AND VE. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD.

ZONE A (SHADED A) NO BASE FLOOD ELEVATION DETERMINED.

ZONE X (SHADED X) AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% 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.

AN AMENDMENT TO AGAVE COMPLEX
SOUTH HARL AVENUE & WARNER ROAD
MESA, ARIZONA



O'NEILL ENGINEERING, L.L.C.
Engineering • Planning • Surveying • SUE

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Date:	2015/09/24
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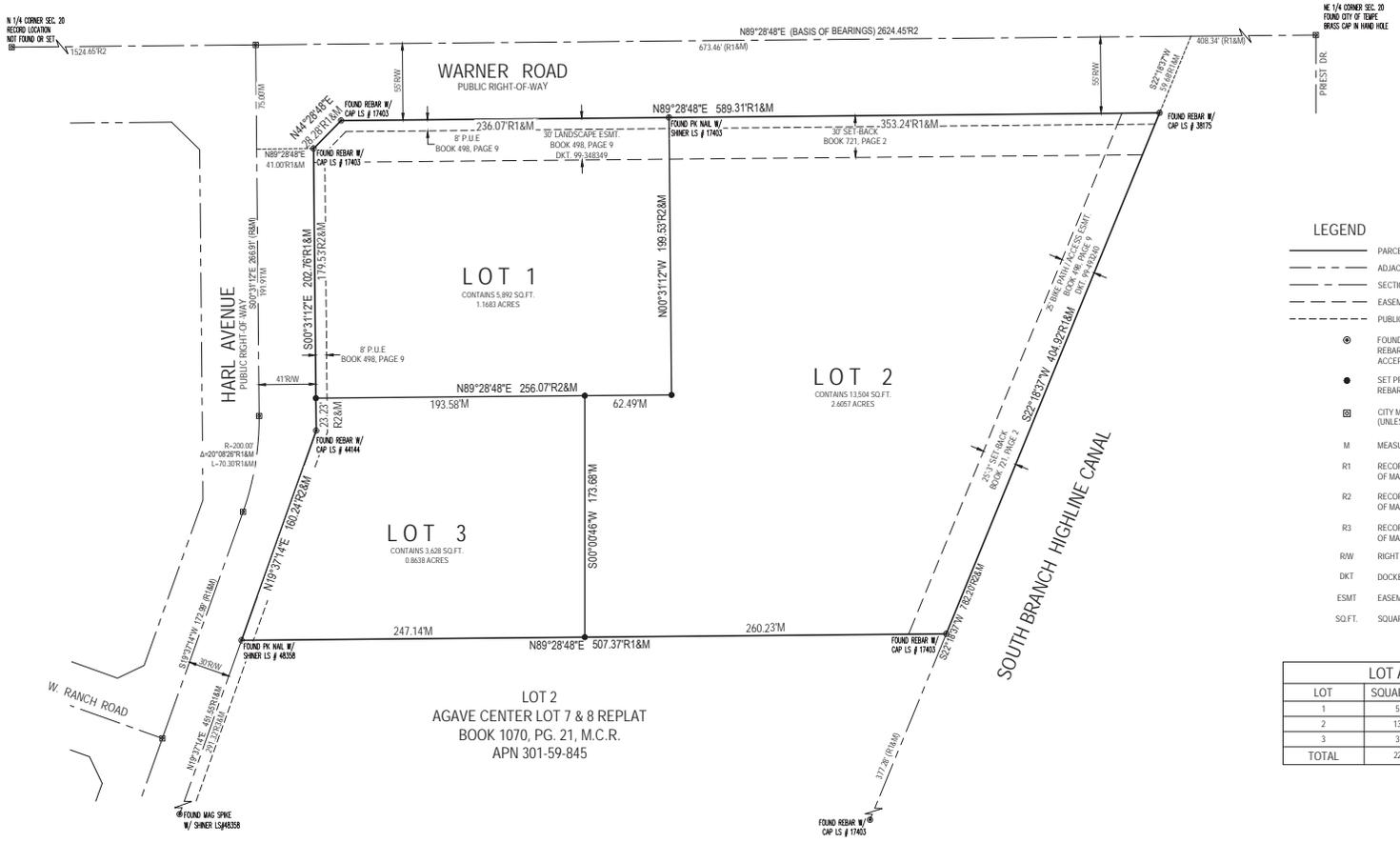
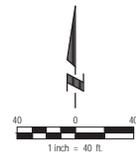
PL 150354

REC 15104

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PL 150354

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LEGEND

- PARCEL BOUNDARY LINE
- - - ADJACENT PROPERTY LINE
- - - SECTION / ROAD CENTER LINE
- - - EASEMENT LINE
- - - PUBLIC UTILITY EASEMENT LINE
- FOUND PROPERTY CORNER
REBAR W/ CAP (UNLESS OTHERWISE NOTED)
ACCEPTED CORNER
- SET PROPERTY CORNER SET 10"
REBAR W/ CAP LS # 22762
- ⊠ CITY MONUMENT FOUND BRASS CAP FLUSH
(UNLESS OTHERWISE NOTED)
- M MEASURED & COMPUTED DIMENSIONS
- R1 RECORD DIMENSIONS BOOK 498
OF MAPS PAGE 09
- R2 RECORD DIMENSIONS BOOK 1159
OF MAPS PAGE 30
- R3 RECORD DIMENSIONS BOOK 1070
OF MAPS PAGE 21
- RW RIGHT OF WAY
- DKT DOCKET
- ESMT EASEMENT
- SQ.FT. SQUARE FEET

LOT AREAS		
LOT	SQUARE FEET	ACRES
1	5,892	1.1683
2	13,504	2.6057
3	3,628	0.8638
TOTAL	22,024	4.6378

LOT 2
AGAVE CENTER LOT 7 & 8 REPLAT
BOOK 1070, PG. 21, M.C.R.
APN 301-59-845

AN AMENDMENT TO AGAVE COMPLEX
SOUTH HARL AVENUE & WARNER ROAD
MESA, ARIZONA



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Proj No: 2012-284-002
Date: 2015-09-24
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Sheet: 2 of 2

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PL 150354

REC 15104

REC 15104

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