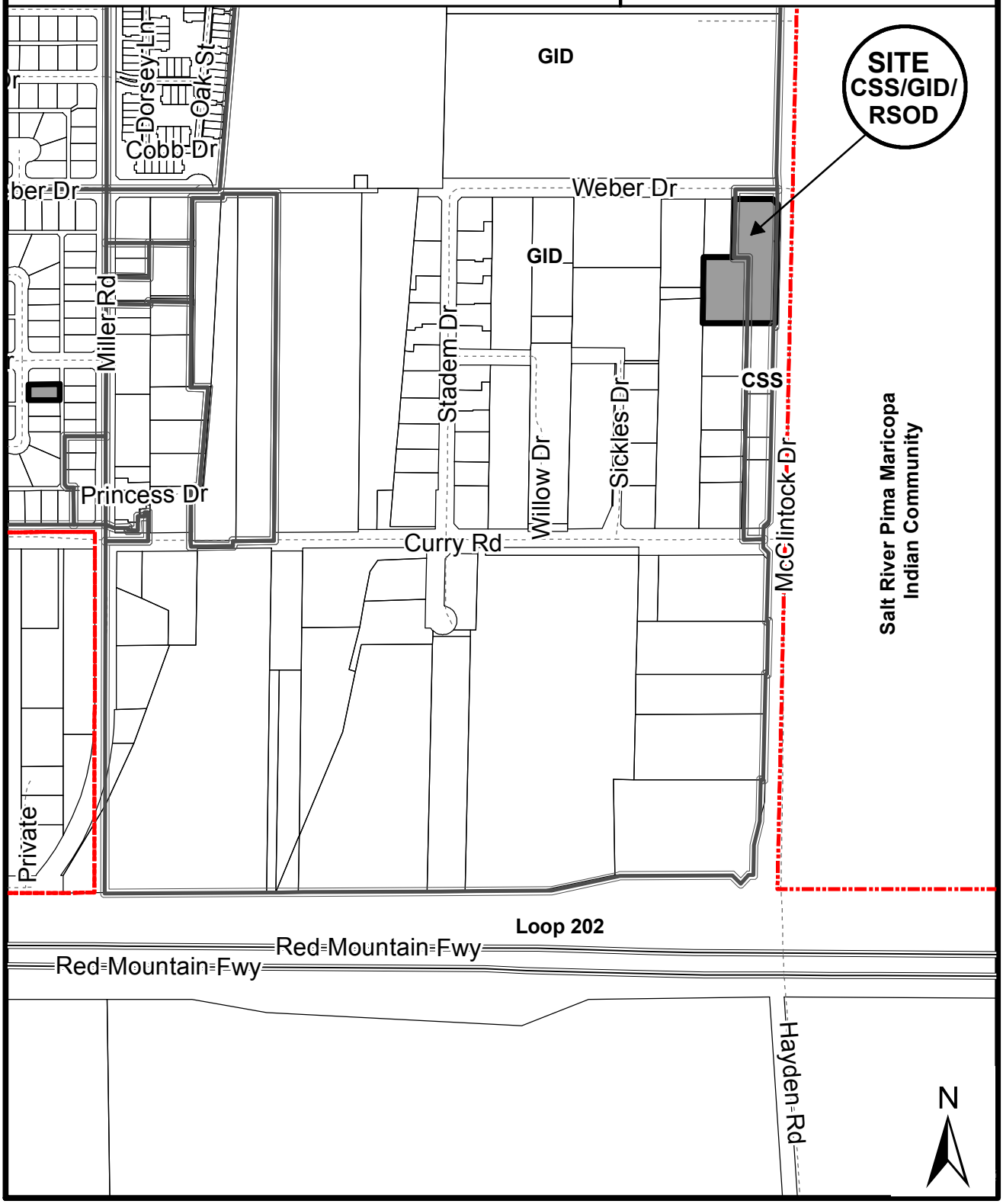
Tempe

PHOENIX PUMPS	PL090460



Location Map

PHOENIX PUMPS (PL090460)

CAWLEY
architects

To: **Planning, Zoning and Development Department**
City of Tempe

From: **Michael Jorgensen**
Cawley Architects, Inc.

Subject: **Design Review Phoenix Pumps**

Date: Monday, November 17, 2010

PROJECT NARRATIVE

LGE and Cawley Architects, Inc. are requesting Design Review approval for Phoenix Pumps, located on the S.W.C of Weber Drive and McClintock Road. The approximate 2.32 acres is currently zoned CSS, GID, and is part of the Rio Salado Overlay. The APN numbers for this project are 132-15-007C, 007D, 006M, 006N, 004F, 006P, 006Q, 005F. Our intent is to complete a lot assemblage and have the site zoned GID.

We will be submitting an application for:

- General Plan Land Use Amendment
- Zoning Map Amendment
- Use Permit
- Development Plan Review
- Preliminary & Final Subdivision Plat

We are proposing a new building with light industrial and office being the intended use. The building and site are designed to provide architectural interest and functional access throughout the site. The project is proposed as a concrete tilt building with an impressive presence on McClintock Road and Weber Drive. Architectural accents along with canopies are designed to be compatible with the overall scale of the project and are compatible with the City of Tempe Planning and Design Guidelines.

All mechanical units are roof mounted and will be screened from view with parapet walls. CMU site walls will compliment the building and will be painted to match the building finishes. The entrance to the building faces the central parking area and is intended for public and office use. Parking is also located at the rear for employees and overflow use. Refuse enclosures are located at the rear of the buildings. Refuse and fire truck maneuvering is provided.

Uses adjacent to the site are as follows:

- To the north of this project is Weber Drive, the property across Weber is zoned GID.
- To the east the property across McClintock Road, is vacant land in the Pima Tribal jurisdiction.
- To the south are two lots with split zoning. The western lot is zoned GID and the

eastern lot is zoned CSS.

- To the west of this project are properties zoned GID.

McClintock has a 65' R.O.W. and a 60' R.O.W. along the property. We plan to dedicate the 5' to make a consistent 65' R.O.W.. Fire hydrants are provided along McClintock Road. The site is proposed to have two (2) driveways, one (1) from McClintock Road and one (1) from Weber Drive.

Our proposal will include the following:

- A replat to combine all lots.
- 1 new concrete tilt, two level buildings for a total of 36,018 s.f.. Varying building height, maximum height currently proposed is 35'-0" (top of parapet). Roof mounted mechanical units, fully screened.
- The buildings are proposed to be Type V-B construction and F-1/S-1/B occupancy, w/ A.F.E.S.
- All onsite utilities, underground utilities (except existing utility lines greater than 69kv), fire hydrants, waterlines, internal infrastructure, etc. Retention will be designed as a combination of basins and underground tank.
- Internal and Frontage Landscaping will be provided.

The existing site contains the following:

- An existing building that will be removed (vacant).
- An existing 12'-0" water easement and fire hydrant, which will be abandoned. The hydrant will be relocated at the entry on McClintock.
- McClintock is fully developed with sidewalks, curb and gutter. We will remove the existing entry and provide a new entry per the City of Tempe's standards. Weber Drive has an existing drive entry that will be removed and replaced with a new drive entry per the City of Tempe's standards. A new sidewalk will be provided along Weber Drive to match the sidewalk on McClintock Road.

We have addressed the Approval Criteria for each application submitted:

General Plan Amendment Approval Criteria:

Short and long-term public benefits-

This development is located in an area that is predominately older. The proposed development will bring new life and visual vitality to the area. The existing use, which is now vacant, had extensive use of fencing, asphalt, and stored boats in the open. The new development will provide a building and site that are designed to provide architectural interest coupled with new landscaping along Weber and McClintock frontage, parking screen walls, new entry curb cuts, and the addition of sidewalk to the frontage along Weber. The new design will condense eight lots, some of which would be undevelopable on their own, into a single usable lot that can support business and provide employment.

Mitigate impacts on land use, water infrastructure or transportation-

The new development would combine 8 lots with two different uses and provide one lot with a compatible use that is common to the area and reflects the use of the neighboring property. The existing water infrastructure will support the new development adequately with only needing to tie into the existing infrastructure at the right-of-way. The transportation in the area already supports the intended use as the neighboring area is of same use as the proposed development.

Helps the city attain applicable objectives of the General Plan-

The re-use and redevelopment of the existing land is in line with the goal of the General Plan. This development will maximize the lands potential and support new construction in the area. Part of the land is currently zoned Industrial and will remain within the use designated by the General Plan.

Provides rights-of-way, transit facilities, open space, recreational amenities or public art-

A portion of the land along McClintock will be dedicated to the city to expand the existing right-of-way. The site also currently supports a bus stop that will remain as part of the new development.

Potentially negative influences are mitigated and deemed acceptable by the City Council-

First, the vacant land will be redeveloped and the negative influences of vacancy, such as loitering, vandalism, and lack of maintenance will be removed. Second, Industrial uses usually have external effects such as larger trucks, equipment, etc. The new development has taken the external effects and isolated them to the rear of the property and screened them with concrete masonry walls or the building itself. This leaves the frontage area to remain landscaped and free of external effects.

Judgment of the appropriateness of the amendment with regard to market demands, and impacts on surrounding area, service, fiscal, traffic, historic properties, utilities and public facilities-

The current demand for new construction is relatively low compared to past previous years. However, this development could be an example of new construction and redevelopment use to the surrounding areas providing a positive impact. Service to the public sector will be increased from the vacant land use within the realm of commercial pumps that the occupant specializes in. Traffic would increase from the vacant use but no more than the previous use of a boat dealership and repair or a commercial use as part of the land is designated as. The new development does not have any significant impact on the city's existing utilities.

Zoning Map Amendment Approval Criteria:

Approval by the City Council of an amendment shall be based on a finding that the zoning amendment is in the public interest and is consistent and conforms with the General Plan-

Redevelopment of an existing property that is vacant and becoming decrepit is in line with the General Plan. New construction and growth are also contributing factors. A portion of the property that is being assembled for this development is currently zoned GID with the remainder being CSS. The majority of the surrounding area is GID except the parcels along McClintock. The amendment will allow the assemblage and land use of the properties to create a successful new development.

Development Plan Review Approval Criteria:

Placement, form, and articulation of buildings and structures provide variety in the streetscape-

The building is situated to run along McClintock and take advantage of the length of the property. This does a few things. It creates a logical point for the entry facing Weber and puts the yard off the street and behind the building away from public view. It also allows for a very impressive presence on both streets. The entrance to the building is enhanced with articulation to separate and define it from the remainder of the building. The tapered entry uses glass walls supported by steel columns and capped with metal panels to distinguish it from the concrete tilt panel building. Horizontal reveal patterns were created within the concrete tilt panels to allow for color variation and different height panels were also used to provide interest and variation.

Building Design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort-

The building entry and office area is located at the north end of the building which will help cut down on the east and west exposure to limit heat gain. However, some of the entry has eastern exposure. The glass in this area will be insulated glazing with a reflective film to help mitigate the heat exposure from this side. Trees have been added the length of the building on the east exposure to provide shade to the building and along the sidewalk on McClintock. The Western exposure faces the yard; windows and openings in this area have been limited. A large canopy is included in the design of the building on this side for workers to have shade while doing activities in this area. Also on this side is an outdoor break area that has been flanked by two trees for shade and comfort.

Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings-

The building design incorporates concrete tilt panels, glass, metal panels and steel. The combination of the materials provides a varying aesthetic that is more than agreeable to its surroundings, which are made up of concrete masonry and metal buildings. The provided materials will achieve design details of interest while still being durable and appropriate to the building use.

Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings-

While the building meets the proposed zoning height regulations, architectural canopies along with horizontal reveal patterns were incorporated at lower elevations to give the building a more human scale and to help alleviate the perception of height. Mid-height trees were used to compliment the building and provide a proportional scale.

Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top featuring an enhanced pedestrian experience at and near street level-

The concrete tilt panels were designed with different heights to provide an undulated look and break up the horizontal line of the parapet. The wall panels are also offset from each other to provide a smaller scale mass as you move along the building. As mentioned above architectural canopies and reveals provide the sense of movement to the elevation. The paint scheme provides the defined base and top as required.

Building facades provide architectural detail and interest overall with visibility at street level while responding to varying climatic and contextual conditions-

The building is designed with horizontal reveals to provide a linear feel and then broken at the parapet line with varying height panels. The window system plays into this horizontal feel by being wider than they are tall and the mullions spaced to mimic that same feel. The architectural canopies provide visual interest and human scale. To provide articulation at the entry a separate material was introduced. The entry is a tapered glass cube capped by a metal panel wall system. This provides varying interest to the building while using materials that are suitable for our area.

Use Permit Approval Criteria-

A use permit shall be granted only upon a finding by the decision-making body, that the use covered by the permit, the manner of its conduct, and any building which is involved, will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity to any conditions, requirements, or standards prescribed therefore by this Code.

The use permit is to allow the building to encroach into the setback requirement 2'-8". The use will not bring any negative effects mentioned in the approval criteria above.

In arriving at the above determination, the following factors shall be considered, but not limited:

a. **Any significant increase in vehicular or pedestrian traffic;**
The requested building encroachment of the setback requirement will not increase vehicular or pedestrian traffic.

b. **Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;**
The requested building encroachment of the setback requirement will not have any of the effects mentioned in the above item b.

c. **Contribution to the deterioration of the neighborhood or to the downgrading of property values which, is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservations as set forth in the city's adopted plans or General Plan;**
The requested building encroachment provides architectural relief so as not to have a flat building. The encroachment will only provide better aesthetics and architectural interest.

d. **Compatibility with existing surrounding structures and uses:**
The use will still be compatible with the surrounding structures and uses as the encroachment does not affect these items.

e. **Adequate control of disruptive behavior both inside and outside the premises, which may create a nuisance to the surrounding area or general public**
The requested building encroachment will not contribute to disruptive behavior or be a public nuisance.

Subdivisions-

The development includes 8 separate lots that are proposed to be combined to a single lot to create a developable site. Some of the lots are currently undevelopable if they were to remain stand alone and were previously used as part of a storage lot for boats. In the process of the lot assemblage, right-of-way will be dedicated to the city along McClintock.

Sincerely,

Michael Jorgensen
Cawley Architects, Inc.

"PHOENIX PUMPS"

A PLAT LOCATED IN A PORTION THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION:

VISE/CORONA PROPERTY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS PLATTED UNDER THE NAME OF "PHOENIX PUMPS", LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND HEREBY PUBLISHES THIS PLAT. "PHOENIX PUMPS" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT AND EASEMENTS CONSTITUTING THE SAME; AND THAT EACH LOT AND EASEMENT SHALL BE KNOWN BY THE NUMBER GIVEN EACH RESPECTIVELY ON SAID PLAT; AND THAT DON G. WISE, AS HIS SOLE AND SEPARATE PROPERTY, AS OWNER, HEREBY DEDICATES TO THE CITY OF TEMPE THE EASEMENTS AS SHOWN ON SAID PLAT.

IN WITNESS THEREOF, VISE/CORONA PROPERTY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AS THE UNDERSIGNED OWNER, THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2011.

ACKNOWLEDGMENT:

ON THIS_____DAY OF _____, 2011 BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED_____ OWNER, WHO ACKNOWLEDGED HIMSELF 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____ _____

NOTARY PUBLIC MY COMMISSION EXPIRES

VISE/CORONA PROPERTY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY,

BY: _____ DATE: _____

IT'S: _____

LEGAL DESCRIPTION: (PRIOR TO SUBDIVISION)

SEE SHEET 3 OF 3

OWNER:

VISE/CORONA PROPERTY, LLC
3552 E. CORONA AVENUE
PHOENIX, ARIZONA 85040
PHONE: (602) 232-2994
CONTACT: DON G. VISE

DEVELOPER:

LGE CORPORATION
740 N. 52ND STREET, SUITE 200
PHOENIX, ARIZONA 85018
PHONE: (480) 966-4001
FAX: (480) 966-9001
CONTACT: FRANK PETTIT

BENCHMARK:

MARICOPA COUNTY DEPT. OF TRANSPORTATION
BRASS CAP IN HANDHOLE
EAST 1/4 CORNER, SECTION 11
ELEVATION= 1180.61 (C.O.T. DATUM)

BASIS OF BEARING:

THE MONUMENT LINE OF WEBER DRIVE ALSO BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 4 EAST, USING AN ASSUMED BEARING OF SOUTH 89°59'39" EAST, PER THE CITY OF TEMPE DATUM.

APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF TEMPE, ARIZONA, ON THIS _____ DAY OF _____, 2011.

BY: _____ _____
MAYOR DATE

ATTEST: _____ _____
CITY CLERK DATE

BY: _____ _____
CITY ENGINEER DATE

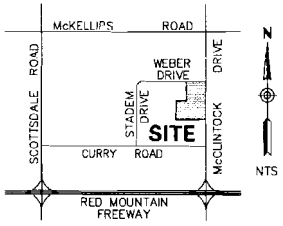
BY: _____ _____
COMMUNITY DEVELOPMENT DATE

CERTIFICATION:

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF SEPTEMBER 2010; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THE POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED;

12-20-10

JERRY D. HEATH JR., R.L.S. 45835 DATE



VICINITY MAP:

NOT TO SCALE

NOTES:

1) THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

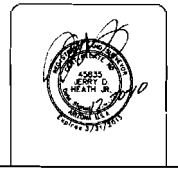
2) LOT CORNERS TO BE SET WITH 1/2" REBAR, CAPPED LS#45835 OR AS NOTED.

3) ALL OVERHEAD UTILITIES ON OR ADJACENT TO THE SITE INCLUDING STREET CROSSINGS, ARE TO BE UNDERGROUND PER CITY OF TEMPE CODE SECTIONS 25-120 THROUGH 25-126 AND ORDINANCE NO. 88.85, EXCEPT FOR TRANSMISSION LINES (GREATER THAN 12.5KV).

4) THE 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 THE PRIOR WRITTEN CONSENT OF THE CITY OF TEMPE ENGINEER.

FLOOD PLAIN CERTIFICATION:

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE "X", AS DESIGNATED ON THE CURRENT FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 04013C2160F (EFFECTIVE REVISED DATE SEPTEMBER 30, 2005). ZONE "X" IS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS AREAS OF 0.2 % ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



NO.	DATE	REVISION	BY
1	11/10	TEMPE'S 1ST REVIEW	JDH
2	12/9	TEMPE'S 2ND REVIEW	JDH

PURPOSE: FINAL PLAT

DESIGN BY: MSL
DRAWN BY: JDH
CHECKED BY: JDH

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3985

"PHOENIX PUMPS"

SECTION: 11
TWNSHP: 1N
RANGE: 4E

JOB NO.: LGEC104-SP

SCALE 1"=30'

SHEET 1 OF 3

DS091270 SBD10021 REC10039

DS091270 SBD10021 REC10039

ATTACHMENT 9

"PHOENIX PUMPS"

RATIFICATION:

COUNTY OF MARICOPA)
)SS
STATE OF ARIZONA)

KNOWN ALL MEN BY THESE PRESENTS:

THAT WELLS FARGO BANK, NATIONAL ASSOCIATION ("LENDER"), AS BENEFICIARY UNDER THOSE CERTAIN ASSIGNMENT OF DEED OF TRUST AND OTHER LOAN DOCUMENTS DATED APRIL 30, 2010 AND RECORDED AS INSTRUMENT NUMBER 2010-0378921 ON MAY 04, 2010, RECORDS OF MARICOPA COUNTY, ARIZONA, AND ACTING PURSUANT TO THE TERMS THEREOF, DOES HEREBY RATIFY AND APPROVE THE EXECUTION, DELIVERY AND RECORDATION OF THE PLAT AND DOES FURTHER RATIFY AND APPROVE THE DEDICATIONS SET FORTH ON THE PLAT. LENDER HEREBY AGREES THAT THE PLAT SHALL NOT BE MODIFIED, DISTURBED OR EXTINGUISHED BY ANY JUDICIAL OR STATUTORY FORECLOSURE OF THE DEED IN TRUST, OR DEED IN LIEU THEREOF, AND THAT ANY PURCHASER OR TAKER UNDER THE DEED(S) OF TRUST, BY FORECLOSURE OR OTHERWISE, SHALL TAKE TITLE TO THE REAL PROPERTY ENCUMBERED BY THE DEED(S) OF TRUST SUBJECT TO THE PLAT.

WELLS FARGO BANK, NATIONAL ASSOCIATION

BY: _____

TITLE: _____

ACKNOWLEDGMENT:

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2011.

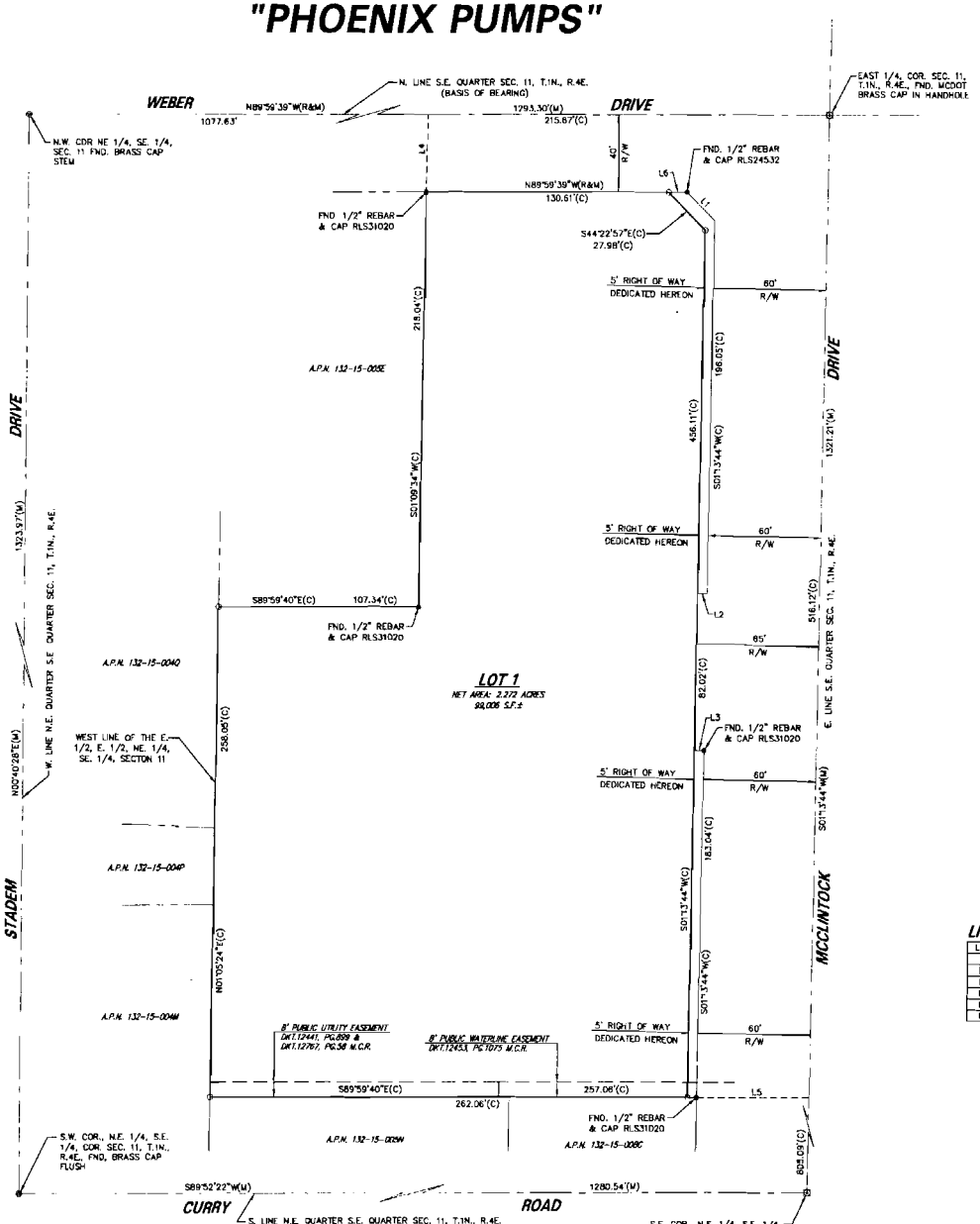
BY: _____

AS _____ OF WELLS FARGO BANK, NATIONAL ASSOCIATION.

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

BY: _____
NOTARY PUBLIC

DATE: _____



LEGEND:

- BOUNDARY LINE
- MONUMENT LINE
- EXISTING EASEMENT
- STREET RIGHT-OF-WAY LINE
- ○ SET REBAR & CAP RLS45835
- ● FOUND 1/2" REBAR & CAP AS NOTED
- ⊕ SET PK AND WASHER RLS45835
- ⊕ FOUND BRASS CAP FLUSH
- ▣ BRASS CAP IN HANDHOLE
- × FOUND CHISELED "X" IN SIDEWALK
- ▫ FOUND PK NAIL
- (R) RECORD BEARING & DISTANCE
- (M) MEASURED BEARING & DISTANCE
- (C) CALCULATED BEARING & DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- C.O.T. CITY OF TEMPE
- BCHH BRASS CAP IN HANDHOLE
- FND. FOUND
- M.C.R. MARICOPA COUNTY RECORDER
- (#) DOCUMENT REFERENCE NUMBER

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N44°22'58"W	20.99'
L2	S89°59'40"E	5.00'
L3	S89°59'40"E	5.00'
L4	S01°09'34"W	40.01'
L5	S89°59'40"E	60.01'
L6	S89°59'40"E	10.00'

ND.	DATE	REVISION	BY
1	11/10	TEMPE'S 1ST REVIEW	JDH
2	12/9	TEMPE'S 2ND REVIEW	JDH

PURPOSE: FINAL PLAT

DESIGN BY: MSL
DRAWN BY: JDH
CHECKED BY: JDH

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3988

"PHOENIX PUMPS"

SECTION: 11
TWNSHP: 1N
RANGE: 4E

JOB NO.: LGEC104-SP

SCALE 1"=30'

SHEET 2 OF 3

DS091270 SBD10021 REC10039

DS091270 SBD10021 REC10039

ATTACHMENT 10

"PHOENIX PUMPS"

LEGAL DESCRIPTION: (PRIOR TO SUBDIVISION)

PARCEL 1: THE SOUTH 258 FEET OF THE NORTH 516 FEET OF THE WEST HALF OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT AN UNDIVIDED ONE HALF INTEREST TO ALL OIL, GAS AND MINERAL RIGHTS AS RESERVED IN DOCKET 324, PAGE 137, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL 2: THE SOUTH 60 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE NORTH 258 FEET OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; AND THE EAST 54 FEET OF THE NORTH 258 FEET OF THE WEST HALF OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; AND EXCEPT THE EAST 55 FEET THEREOF, AND EXCEPT THAT PORTION AS CONVEYED TO MARICOPA COUNTY IN WARRANTY DEED RECORDED IN DOCUMENT NO. 98-185844 AND RE-RECORDED IN DOCUMENT NO. 98-191206, RECORDS OF MARICOPA COUNTY, ARIZONA, AND EXCEPT AN UNDIVIDED ONE HALF INTEREST IN AND TO ALL OIL, GAS AND MINERAL RIGHTS AS RESERVED IN DOCKET 324, PAGE 137, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL 3: THE SOUTH 54 FEET OF THE NORTH 387 FEET OF THE WEST 125 FEET OF THE EAST 185 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE EAST 15 FEET THEREOF, AND EXCEPT THAT PORTION AS CONVEYED TO MARICOPA COUNTY IN WARRANTY DEED RECORDED IN DOCUMENT NO. 98-185844 AND RE-RECORDED IN DOCUMENT NO. 98-191206, RECORDS OF MARICOPA COUNTY, ARIZONA, AND EXCEPT AN UNDIVIDED ONE HALF INTEREST TO ALL OIL, GAS AND MINERAL RIGHTS AS RESERVED IN DOCKET 324, PAGE 137, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL 4: THE SOUTH 75 FEET OF THE NORTH 333 FEET OF THE EAST 135 FEET OF THE EAST HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPT THE EAST 55 FEET THEREOF, AND EXCEPT THAT PORTION AS CONVEYED TO MARICOPA COUNTY IN WARRANTY DEED RECORDED IN DOCUMENT NO. 98-185844 AND RE-RECORDED IN DOCUMENT NO. 98-191206, RECORDS OF MARICOPA COUNTY, ARIZONA, AND EXCEPT AN UNDIVIDED ONE HALF INTEREST IN AND TO ALL OIL, GAS AND MINERAL RIGHTS IN DEED RECORDED IN DOCKET 324, PAGE 137, RECORDS OF MARICOPA COUNTY, ARIZONA.

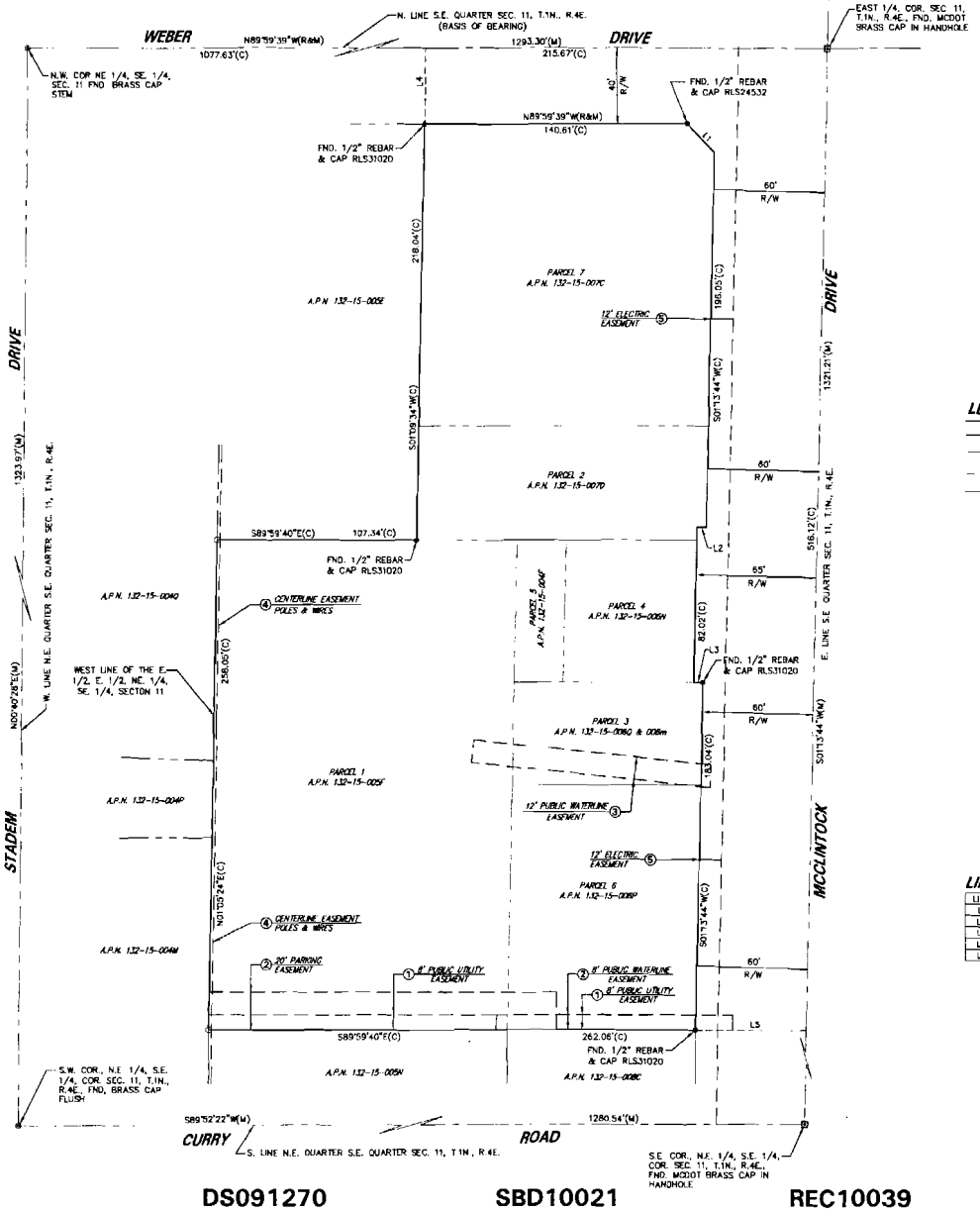
PARCEL 5: THE SOUTH 75 FEET OF THE NORTH 333 FEET OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE EAST 135 FEET, AND EXCEPT AN UNDIVIDED ONE HALF INTEREST IN AND TO ALL OIL, GAS AND MINERAL RIGHTS AS RESERVED IN DEED RECORDED IN DOCKET 324, PAGE 137, RECORDS OF MARICOPA COUNTY, ARIZONA.

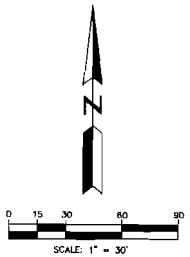
PARCEL 6: THE SOUTH 129 FEET OF THE NORTH 516 FEET OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE EAST 55 FEET THEREOF, AND EXCEPT THAT PORTION AS CONVEYED TO MARICOPA COUNTY IN WARRANTY DEED RECORDED IN DOCUMENT NO. 98-185844 AND RE-RECORDED IN DOCUMENT NO. 98-191206, RECORDS OF MARICOPA COUNTY, ARIZONA, AND EXCEPT AN UNDIVIDED ONE HALF INTEREST IN AND TO ALL OIL, GAS AND MINERAL RIGHTS AS RESERVED IN DOCKET 324, PAGE 137, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL 7: THE EAST 219 FEET OF THE NORTH 198 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE NORTH 40 FEET THEREOF AS CONVEYED BY DEED RECORDED IN DOCKET 4327, PAGE 174, AND EXCEPT THE EAST 55 FEET THEREOF AS CONVEYED BY DEED RECORDED IN DOCKET 13840, PAGE 906, AND EXCEPT THAT PORTION AS CONVEYED TO MARICOPA COUNTY IN WARRANTY DEED RECORDED IN DOCUMENT NO. 98-185844 AND RE-RECORDED IN DOCUMENT NO. 98-191206, RECORDS OF MARICOPA COUNTY, ARIZONA, AND EXCEPT AN UNDIVIDED ONE HALF INTEREST IN AND TO ALL OIL, GAS AND MINERAL RIGHTS RESERVED IN DOCKET 324, PAGE 137, RECORDS OF MARICOPA COUNTY, ARIZONA.

EASEMENT INFORMATION:

1. 6 FOOT PUBLIC UTILITY EASEMENT, DKT. 12441, PG. 899, & DKT 12767, PG. 58, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.
2. 20 FOOT PARKING & 8 FOOT PUBLIC WATERLINE EASEMENT, DKT. 12453, PG. 1075, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.
3. 12 FOOT PUBLIC WATERLINE EASEMENT, INST. NO. 1989-0483370, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA. TO BE ABANDONED BY SEPARATE INSTRUMENT.
4. CENTERLINE EASEMENT FOR POLES AND WIRES, DKT. 4059, PG. 110, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.
5. 12 FOOT ELECTRIC EASEMENT, INST. NO. 2003-889232, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.





LEGEND:

- BOUNDARY LINE
- MONUMENT LINE
- EXISTING EASEMENT
- STREET RIGHT-OF-WAY LINE
- ○ SET REBAR & CAP RLS45835
- ● FOUND 1/2" REBAR & CAP AS NOTED
- (5) SET PK AND WASHER RLS45835
- (6) FOUND BRASS CAP FLUSH
- (8) BRASS CAP IN HANDHOLE
- X FOUND CHISELED "X" IN SIDEWALK
- ○ FOUND PK NAIL
- (R) RECORD BEARING & DISTANCE
- (M) MEASURED BEARING & DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- C.O.T. CITY OF TEMPE
- BCHH BRASS CAP IN HANDHOLE
- FND FOUND
- M.C.R. MARICOPA COUNTY RECORDER
- (#) DOCUMENT REFERENCE NUMBER

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N44°22'58"W	20.98'
L2	S89°59'40"E	5.00'
L3	S89°59'40"E	5.00'
L4	S01°09'34"W	40.01'
L5	S89°59'40"E	60.01'

NO.	DATE	REVISION	BY
1	11/7/10	TEMPE'S 1ST REVIEW	JDH
2	12/9	TEMPE'S 2ND REVIEW	JDH

PURPOSE: FINAL PLAT

DESIGN BY: MSL
DRAWN BY: JDH
CHECKED BY: JDH

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
P 480 991 3985
F 480 991 3988

"PHOENIX PUMPS"

SECTION: 11
TWNSHP: 1N
RANGE: 4E

JOB NO.: LGEC104-SP

SCALE: 1"=30'

SHEET 3 OF 3

DS091270 SBD10021 REC10039

DS091270 SBD10021 REC10039

ATTACHMENT 11