DEVELOPMENT PROJECT FILE
for
UNIVERSITY TECH CENTER
(PL160202)

ATTACHMENTS:

1. Location Map

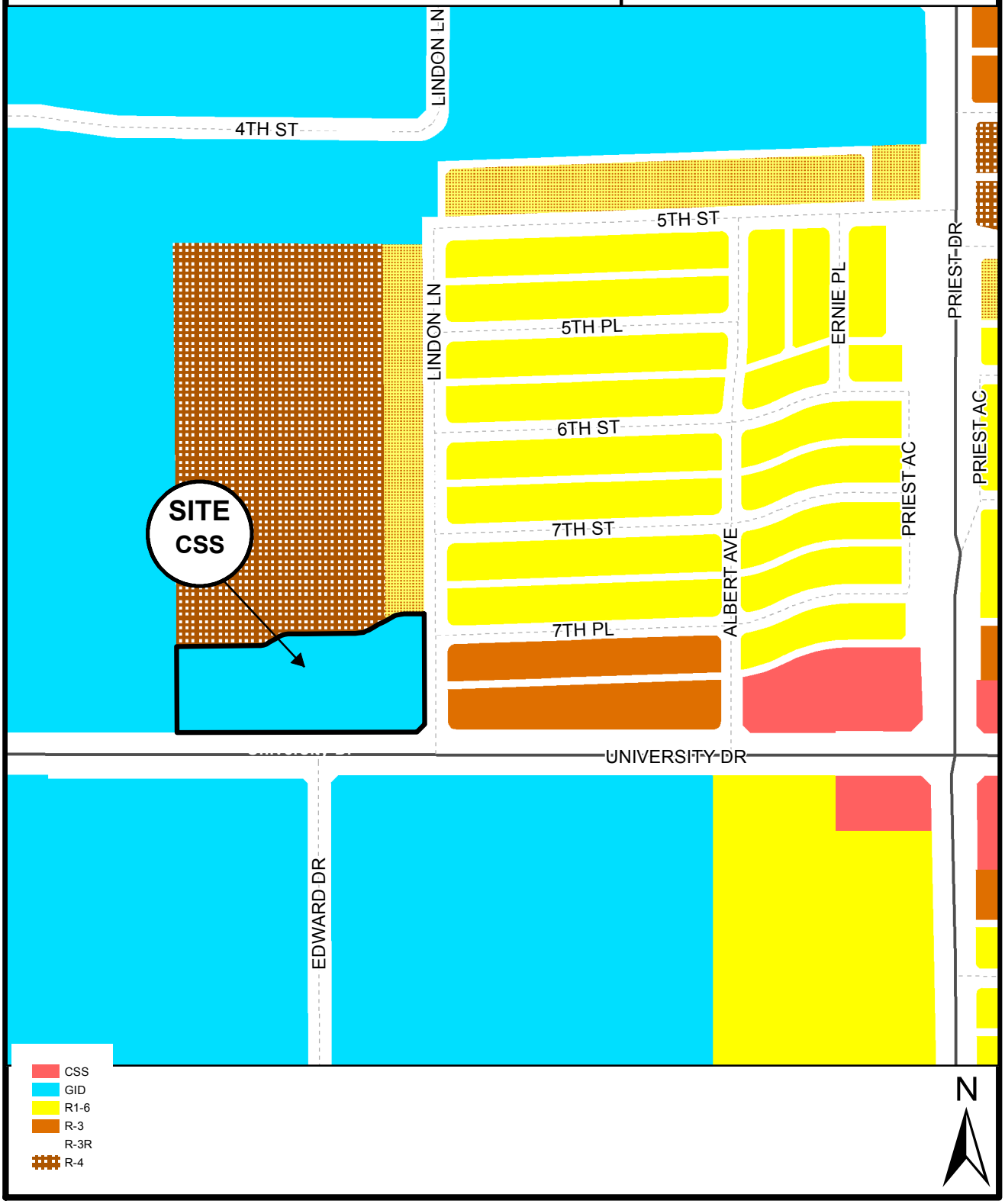
2. Aerial Photo

3. Letter of Explanation

4-6. Subdivision Plat

Tempe

UNIVERSITY TECH CENTER	PL160202



Location Map

Tempe

UNIVERSITY TECH CENTER	PL160202

Aerial Map

ALLIANCE LAND SURVEYING, LLC

Professional Land Surveyors in Arizona

Letter of Explanation

For

Subdivision of 1830 & 1860 W. University Drive, Tempe, Arizona

The purpose of this application and submittal is to split Maricopa County Assessor's Tax Parcel 124-38-001-E into two parcels of land.

7900 North 70th Avenue, Suite 104 | Glendale, Arizona 85303
Phone (623) 972-2200 | Fax (623) 972-1616
E-mail: contactus@azals.com

A SUBDIVISION PLAT
FOR

UNIVERSITY TECH CENTER

LOCATED WITHIN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION:

UNIVERSITY TECH CENTER, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, AS OWNER; HAS PLATTED UNDER THE NAME OF "UNIVERSITY TECH CENTER", LOCATED WITHIN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT OF "UNIVERSITY TECH CENTER" 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 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 IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

ACKNOWLEDGMENT:

UNIVERSITY TECH CENTER, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY:

BY:_____ DATE:_____

ITS:_____

ON THIS _____ DAY OF _____, 20___, 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY:_____ _____

NOTARY PUBLIC MY COMMISSION EXPIRES

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION):

SEE SHEET 2

OWNER:

UNIVERSITY TECH CENTER, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY
6501 WYOMING BOULEVARD NE
BUILDING 1, STE 3
ALBUQUERQUE, NM

BENCH MARK:

THE BENCHMARK USED FOR THIS SURVEY IS THE BRASS CAP IN HANDHOLE LOCATED THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, CITY OF TEMPE MONUMENT NUMBER 106, HAVING AN ELEVATION OF 1145.47, CITY OF TEMPE DATUM.

BASIS OF BEARINGS:

THE MONUMENT LINE OF UNIVERSITY DRIVE, ALSO BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 17, USING A BEARING OF SOUTH 89 DEGREES 59 MINUTES 53 SECONDS EAST, PER THE DEED NO. 1991-0598790, M.C.R. AND A RECORD BEARING OF SOUTH 89 DEGREES 56 MINUTES 09 SECONDS EAST PER THE CITY OF TEMPE SURVEY CONTROL.

APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS _____ DAY OF _____, 20___.

BY: _____
MAYOR DATE

ATTEST: _____
CITY CLERK DATE

BY: _____
CITY ENGINEER DATE

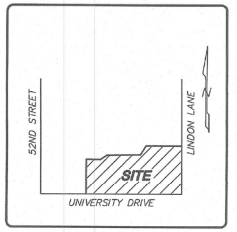
BY: _____
COMMUNITY DEVELOPMENT DATE

CERTIFICATION:

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECT SUPERVISION DURING THE MONTH OF JULY, 2016; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE POSITIONS ARE CORRECTLY SHOWN AND THE SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

-PRELIMINARY-
NOT FOR
CONSTRUCTION
OR RECORDING

_____
G. BRYAN GOETZENBERGER, R.L.S. 31020



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 RLS 31020, UNLESS FOUND AND ACCEPTED OR NOTED OTHERWISE.
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.

FLOOD PLAIN CERTIFICATION:

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE "SHADED X" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C 2240L, DATED OCTOBER 16, 2013. ZONE X IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

REC16125
PL160202
DS160477

DS160477 PL160202 REC16125

-PRELIMINARY-
NOT FOR
CONSTRUCTION
OR RECORDING

UNIVERSITY TECH CENTER

ALLIANCE LAND SURVEYING, LLC
STATEWIDE SERVICE IN ARIZONA
www.alliancelandsurveying.com
7900 N. 70th AVENUE TEL (623) 972-2200
SUITE 104 FAX (623) 972-1616
GLENDALE, AZ 85303

SHEET: 1 OF 3 | DATE: 7-6-16 | JOB NO: 160306

A SUBDIVISION PLAT
FOR

UNIVERSITY TECH CENTER

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION):

A portion of the East half of the Southwest quarter of the Southeast quarter of Section Seventeen (17), Township One (1) North, Range Four (4) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the South quarter corner of said Section 17;
THENCE South 89 degrees 59 minutes 53 seconds East along the South line of said Section 17, said line also being the centerline of University Drive, a distance of 661.46 feet to a point;
THENCE North 00 degrees 34 minutes 32 seconds West, a distance of 55.00 feet to a point on the North right of way line of University Drive, said point also being the TRUE POINT OF BEGINNING;
THENCE continuing North 00 degrees 34 minutes 32 seconds West, a distance of 219.51 feet to a point;
THENCE North 89 degrees 44 minutes 00 seconds East, a distance of 206.31 feet to a point of curvature of a curve having a radius of 60.00 feet and a central angle of 30 degrees 00 minutes 00 seconds to the left;
THENCE along said curve an arc distance of 31.42 feet to a point of tangency;
THENCE North 59 degrees 44 minutes 00 seconds East, a distance of 27.85 feet to a point of curvature of a curve having a radius of 60.00 feet and a central angle of 30 degrees 00 minutes 00 seconds to the right;
THENCE along said curve an arc distance of 31.42 feet to a point of tangency;
THENCE North 89 degrees 44 minutes 00 seconds East, a distance of 162.92 feet to a point of curvature of a curve having a radius of 80.00 feet and a central angle of 28 degrees 24 minutes 00 seconds to the left;
THENCE along said curve an arc distance of 39.65 feet to a point of tangency;
THENCE North 61 degrees 20 minutes 00 seconds East, a distance of 64.99 feet to a point of curvature of a curve having a radius of 80.00 feet and a central angle of 28 degrees 24 minutes 00 seconds to the right;
THENCE along said curve an arc distance of 39.65 feet to a point of tangency;
THENCE North 89 degrees 44 minutes 00 seconds East, a distance of 45.76 feet to a point on the West right of way line of Lindon Lane;
THENCE South 00 degrees 21 minutes 33 seconds East along said line, a distance of 282.63 feet to a point;
THENCE South 44 degrees 49 minutes 17 seconds West, a distance of 28.19 feet to a point on the North right of way line of University Drive;
THENCE North 89 degrees 59 minutes 53 seconds West along said line, a distance of 611.66 feet to the TRUE POINT OF BEGINNING.

LIENHOLDER RATIFICATION

STATE OF _____)
) SS.
COUNTY OF _____)

KNOW ALL MEN BY THESE PRESENTS:

AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED IN THE COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, IN RECORDER'S NUMBER _____, THE UNDERSIGNED HERE BY RATIFIES, APPROVES AND CONFIRMATION IS GIVEN TO SAID DEDICATIONS AS STATED IN THIS PLAT AS TO THE INTEREST OF THE UNDERSIGNED. THE PERSON SIGNING FOR BENEFICIARY WARRANTS AND REPRESENTS THEY HAVE POWER AND AUTHORITY TO DO SO.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SIGNED THEIR NAME THIS

_____ DAY OF _____, 20_____.

_____
(LENDING ENTITY)

BY: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF _____)
) SS.
COUNTY OF _____)

BEFORE ME THIS _____ DAY OF _____, 20_____,

_____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED _____ TO BE _____ OF _____, THE BENEFICIARY OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT THEY AS AUTHORIZED PARTY, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES:

-PRELIMINARY-
NOT FOR
CONSTRUCTION
OR RECORDING

REC16125
PL160202
DS160477

-PRELIMINARY-
NOT FOR
CONSTRUCTION
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UNIVERSITY TECH CENTER

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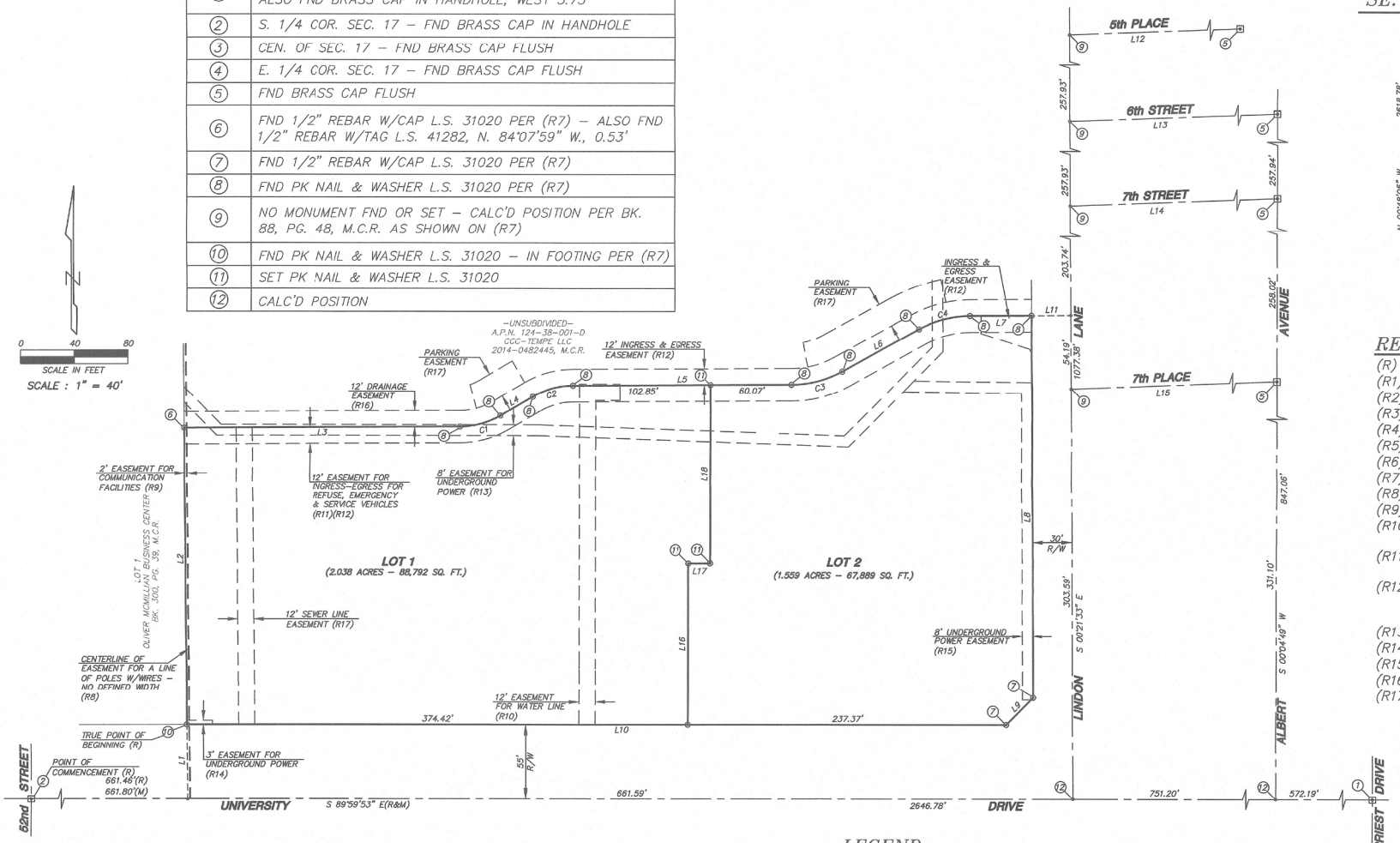
SHEET: 2 OF 3 | DATE: 7-6-16 | JOB NO: 160306

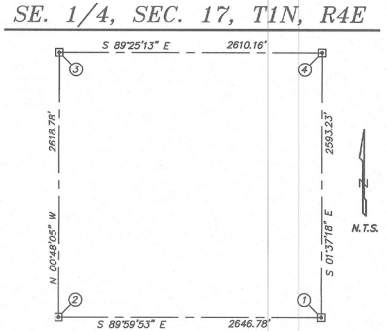
DS160477 PL160202 REC16125

A SUBDIVISION PLAT
FOR

UNIVERSITY TECH CENTER

MONUMENT TABLE	
(1)	SE. COR. SEC. 17 – FND BRASS CAP IN HANDHOLE – ALSO FND BRASS CAP IN HANDHOLE, WEST 5.75'
(2)	S. 1/4 COR. SEC. 17 – FND BRASS CAP IN HANDHOLE
(3)	CEN. OF SEC. 17 – FND BRASS CAP FLUSH
(4)	E. 1/4 COR. SEC. 17 – FND BRASS CAP FLUSH
(5)	FND BRASS CAP FLUSH
(6)	FND 1/2" REBAR W/CAP L.S. 31020 PER (R7) – ALSO FND 1/2" REBAR W/TAG L.S. 41282, N. 84°07'59" W., 0.53'
(7)	FND 1/2" REBAR W/CAP L.S. 31020 PER (R7)
(8)	FND PK NAIL & WASHER L.S. 31020 PER (R7)
(9)	NO MONUMENT FND OR SET – CALC'D POSITION PER BK. 88, PG. 48, M.C.R. AS SHOWN ON (R7)
(10)	FND PK NAIL & WASHER L.S. 31020 – IN FOOTING PER (R7)
(11)	SET PK NAIL & WASHER L.S. 31020
(12)	CALC'D POSITION





REFERENCE DOCUMENTS

(R) RECORDING NO. 1991-0598790, M.C.R.
(R1) PLAT PER BOOK 88, PAGE 48, M.C.R.
(R2) PLAT PER BOOK 78, PAGE 22, M.C.R.
(R3) PLAT PER BOOK 81, PAGE 46, M.C.R.
(R4) PLAT PER BOOK 1006, PAGE 20, M.C.R.
(R5) R.O.S. PER BOOK 1022, PAGE 36, M.C.R.
(R6) R.O.S. PER BOOK 1233, PAGE 50, M.C.R.
(R7) R.O.S. PER BOOK 1238, PAGE 24, M.C.R.
(R8) DOCKET 5606, PAGE 3, M.C.R.
(R9) DOCKET 5763, PAGE 438, M.C.R.
(R10) RECORDING NO: 86-018760, M.C.R.
RECORDING NO: 86-018761, M.C.R.
(R11) RECORDING NO: 86-018762, M.C.R.
RECORDING NO: 86-018763, M.C.R.
(R12) RECORDING NO: 86-018764, M.C.R.
RECORDING NO: 2014-0747606, M.C.R.
RECORDING NO: 2015-0254762, M.C.R.
(R13) RECORDING NO: 86-245544, M.C.R.
(R14) RECORDING NO: 89-511234, M.C.R.
(R15) RECORDING NO: 93-0647062, M.C.R.
(R16) RECORDING NO: 2014-0746685, M.C.R.
(R17) RECORDING NO: 2014-0748950, M.C.R.

LINE	BEARING	DISTANCE
L1(R&M)	N 00°34'32" W	55.00'
L2(R&M)	N 00°34'32" W	219.51'
L3(R&M)	N 89°44'00" E	206.31'
L4(R&M)	N 59°44'00" E	27.85'
L5(R&M)	N 89°44'00" E	162.92'
L6(R&M)	N 61°20'00" E	64.99'
L7(R)	N 89°44'00" E	45.76'
L7(M)	N 89°44'00" E	45.87'
L8(R)	S 00°21'33" E	282.63'
L8(M)	S 00°21'33" E	282.64'
L9(R&M)	S 44°49'17" W	28.19'
L10(R)	N 89°59'53" W	611.66'
L10(M)	N 89°59'53" W	611.79'
L11	N 89°44'00" E	30.00'
L12	N 87°54'12" E	776.22'
L13	N 87°54'49" E	758.02'
L14	N 87°54'33" E	756.04'
L15	N 87°54'40" E	754.06'
L16	N 00°04'50" E	118.99'
L17	S 89°59'53" E	16.15'
L18	N 00°04'50" E	132.36'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(R)	60.00'	31.42'	30°00'00"	------	------
C1(M)	60.00'	31.42'	30°00'00"	S 74°44'00" W	31.06'
C2(R)	60.00'	31.42'	30°00'00"	------	------
C2(M)	60.00'	31.42'	30°00'00"	N 74°44'00" E	31.06'
C3(R)	80.00'	39.65'	28°24'00"	------	------
C3(M)	80.00'	39.65'	28°24'00"	S 75°32'00" W	39.25'
C4(R)	80.00'	39.65'	28°24'00"	------	------
C4(M)	80.00'	39.65'	28°24'00"	N 75°32'00" E	39.25'

LEGEND

PROPERTY LINE	
EASEMENT LINE	
MONUMENT LINE	
SUBDIVISION CORNER PIN TO BE SET (OR FOUND AS NOTED)	⊕
FOUND SURVEY MONUMENT – SEE MONUMENT TABLE	⊡
MARICOPA COUNTY RECORDER	M.C.R.
NOT TO SCALE	N.T.S.
SEE REFERENCE MATERIALS	(R)
MEASURED	(M)
RIGHT OF WAY	R/W

-PRELIMINARY-
NOT FOR CONSTRUCTION OR RECORDING

-PRELIMINARY-
NOT FOR CONSTRUCTION OR RECORDING

UNIVERSITY TECH CENTER

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SHEET: 3 OF 3 | DATE: 7-6-16 | JOB NO: 160308

DS160477 PL160202 REC16125

DS160477 PL160202 REC16125

ATTACHMENT 6