DEVELOPMENT PROJECT FILE
for
LIBERTY CENTER AT RIO SALADO

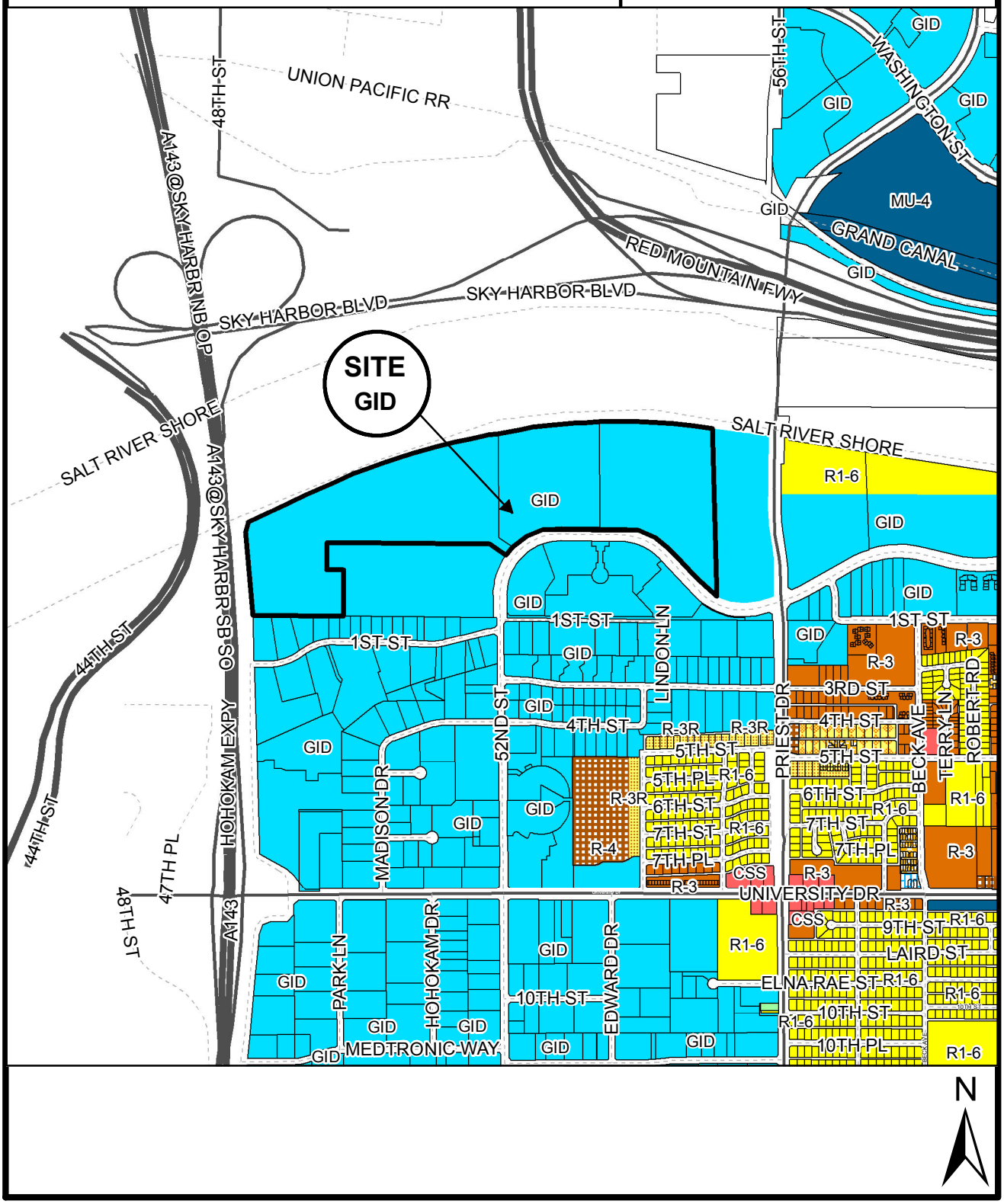
ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Letter of Explanation

4-7. Subdivision Plat

Tempe

LIBERTY CENTER AT RIO SALADO



Location Map

LIBERTY CENTER AT RIO SALADO

WOOD/PATEL
MISSION: CLIENT SERVICE™

CIVIL ENGINEERS • HYDROLOGISTS • LAND SURVEYORS • CONSTRUCTION MANAGERS

Darrel E. Wood, P.E., R.LS.
Ashok C. Patel, P.E., R.L.S., CFM
Michael T. Young, P.E.
James S. Campbell, P.E.
Thomas R. Gettings, R.L.S.
Darin L. Moore, P.E.
Jeffrey R. Minch, P.E.
Robert D. Gofonia, P.E., R.L.S.
Patrick W. Marum, P.E.
Kenneth L. Knickerbocker, P.E., R.L.S.
R. Stuart Barney, P.E.
Michael R. Havill, P.E., R.L.S.

Liberty Center at Rio Salado
Unit 3 Final Plat (Replat)
PROJECT NARRATIVE

The purpose of the Replat is to replat Lots 2 and 3 of the Unit 2 Replat. The Replat submitted with this application will:

- Further subdivide Lots 2 and 3 of the Unit 2 Replat for further development of the Industrial Building.
- Create public easements for the public water, storm drain, and sanitary sewer infrastructure.

Sincerely,

Wood, Patel & Associates, Inc.

Michael T. Young, P.E.
Senior Vice President

A SUBDIVISION PLAT
FOR

LIBERTY CENTER AT RIO SALADO UNIT 3

BEING A REPLAT OF LOTS 2 AND 3 OF LIBERTY CENTER AT RIO SALADO UNIT 2,
AS SHOWN ON FINAL PLAT RECORDED IN BOOK 1193, PAGE 12, MARICOPA COUNTY RECORDS,
LOCATED WITHIN A PORTION OF THE NORTH HALF OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, CITY OF TEMPE, ARIZONA

DEDICATION

CITY OF TEMPE, A MUNICIPAL CORPORATION AS OWNER; HAS PLATTED UNDER THE NAME OF "LIBERTY CENTER AT RIO SALADO UNIT 3", BEING A REPLAT OF LOTS 2 AND 3 OF LIBERTY CENTER AT RIO SALADO UNIT 2, AS SHOWN ON FINAL PLAT RECORDED IN BOOK 1193, PAGE 12, MARICOPA COUNTY RECORDS, LOCATED WITHIN A PORTION OF THE NORTH HALF OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, CITY OF TEMPE, ARIZONA, AND HEREBY PUBLISHES THIS PLAT OF "LIBERTY CENTER AT RIO SALADO UNIT 3" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND EASEMENTS CONSTITUTING THE SAME AND THAT THE LOTS SHALL BE KNOWN BY THE NUMBER GIVEN ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF TEMPE FOR PUBLIC USE THE EASEMENTS AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

ACKNOWLEDGMENT

IN WITNESS WHEREOF, CITY OF TEMPE, A MUNICIPAL CORPORATION, HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED PERSONS AND ENTITIES.

CITY OF TEMPE, A MUNICIPAL CORPORATION

BY: _____ DATE: _____

ITS: _MAYOR_____

ON THIS ____ DAY OF _____, 2014 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 FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

ATTACHMENT 4

DESCRIPTION (PRIOR TO SUBDIVISION)

LOTS 2 AND 3 OF LIBERTY CENTER AT RIO SALADO UNIT 2 AS SHOWN ON FINAL PLAT RECORDED IN BOOK 1193, PAGE 12, MARICOPA COUNTY RECORDS.

OWNER/DEVELOPER

THE CITY OF TEMPE, A MUNICIPAL CORPORATION.

BENCHMARK

CITY OF TEMPE CONTROL POINT #104, A 3-INCH CITY OF TEMPE BRASS CAP FLUSH LOCATED IN THE SIDEWALK NEAR THE SOUTHWEST CORNER OF RIO SALADO PARKWAY AND PRIEST DRIVE, HAVING AN ELEVATION OF 1147.69, CITY OF TEMPE NGVD 29 DATUM.

BASIS OF BEARING

THE BASIS OF BEARING IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA, USING A BEARING OF SOUTH 01°33'40" EAST, FROM CITY OF TEMPE CONTROL POINT #104 TO CITY OF TEMPE CONTROL POINT #106.

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS _____ DAY OF _____, 2014.

BY: _____ _____
MAYOR DATE

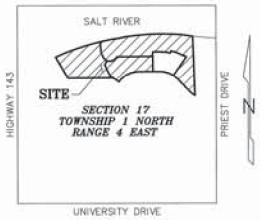
ATTEST: _____ _____
CITY CLERK DATE

BY: _____ _____
CITY ENGINEER DATE

BY: _____ _____
COMMUNITY DEVELOPMENT DATE

NOTES

1) THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
2) ALL CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR AND CAP OR TAG, WOODPATEL LS27239, OR OTHER MONUMENT THAT MEETS ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS.
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) A RECIPROCAL CROSS ACCESS EASEMENT SHALL BE PROVIDED BETWEEN AND ACROSS ALL OF THE LOTS FOR THE PURPOSE OF FIRE, POLICE, REFUSE AND GENERAL PUBLIC ACCESS.



VICINITY MAP

N.T.S.

LEGEND

SEE SHEET 2

FLOOD PLAIN CERTIFICATION

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE X "OTHER FLOOD AREAS" AS DESIGNATED ON THE FEMA FLOOD INSURANCE RATE MAP NO. 04013C2240L DATED OCTOBER 16, 2013. DESCRIBED AS: "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." AND AS "AREA SHOWN AS BEING PROTECTED FROM THE 1 PERCENT ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM THAT HAS BEEN PROVISIONALLY ACCREDITED. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM POSSIBLE. FOR ADDITIONAL INFORMATION, SEE THE "PROVISIONALLY ACCREDITED LEVEE NOTE" IN NOTES TO USER.

CERTIFICATION

I, THOMAS R. GETTINGS, OF WOOD, PATEL & ASSOCIATES, INC. HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT CONSISTING OF FOUR (4) SHEETS REPRESENTS A SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS PERFORMED BY WOOD, PATEL & ASSOCIATES, INC., DURING THE MONTH OF OCTOBER OF 2012; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN 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.

_____
THOMAS R. GETTINGS
REGISTERED LAND SURVEYOR #27239
WOOD, PATEL & ASSOCIATES, INC.
2051 WEST NORTHERN AVENUE, SUITE 100
PHOENIX, AZ 85021

DS130502 SBD_____ REC_____

REC_____ SBD_____ DS130502

LIBERTY CENTER AT RIO SALADO UNIT 3
FINAL PLAT

PRELIMINARY
NOT
FOR
CONSTRUCTION
OR RECORDING

REGISTERED LAND SURVEYOR 27239 THOMAS R. GETTINGS ARIZONA, U.S.A.
EXPIRES 06-30-17

WOOD/PATEL
CIVIL ENGINEERS
HYDROLOGISTS
LAND SURVEYORS
CONSTRUCTION MANAGERS
2051 W. Northern Ave.
Phoenix, AZ 85021
(602) 335-8500
www.woodpatel.com
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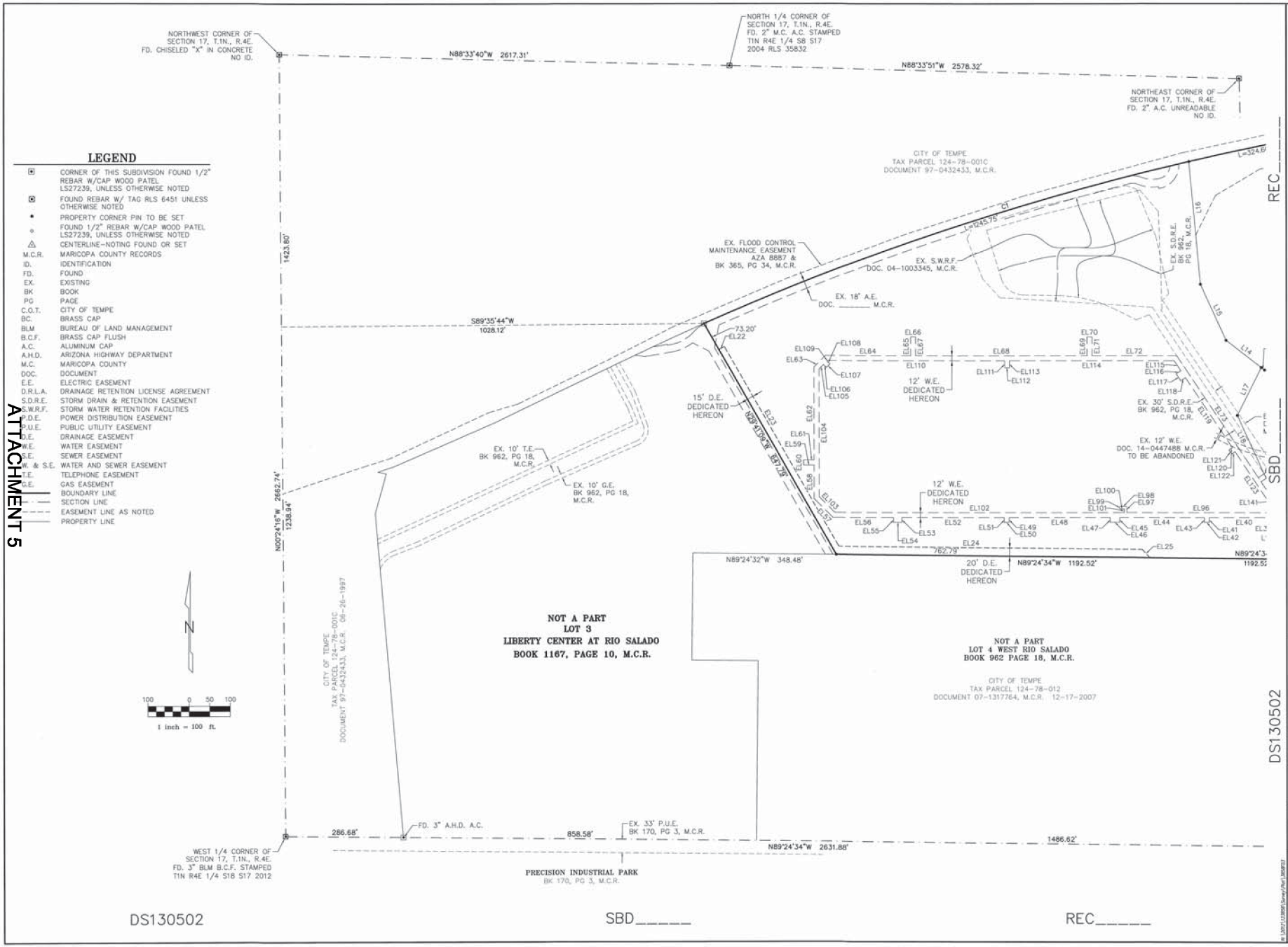
CHECKED BY T.R.G.
CAD TECHNICIAN K.C.M./L.E.
SCALE N.T.S.
DATE 7-14-2014
JOB NUMBER 123858
SHEET 1 OF 4

ATTACHMENT 5



LEGEND

⊡	CORNER OF THIS SUBDIVISION FOUND 1/2" REBAR W/CAP WOOD PATEL LS27239, UNLESS OTHERWISE NOTED
⊡	FOUND REBAR W/ TAG RLS 6451 UNLESS OTHERWISE NOTED
•	PROPERTY CORNER PIN TO BE SET
∘	FOUND 1/2" REBAR W/CAP WOOD PATEL LS27239, UNLESS OTHERWISE NOTED
△	CENTERLINE-NOTING FOUND OR SET
M.C.R.	MARICOPA COUNTY RECORDS
ID.	IDENTIFICATION
FD.	FOUND
EX.	EXISTING
BK	BOOK
PG	PAGE
C.O.T.	CITY OF TEMPE
BC.	BRASS CAP
BLM	BUREAU OF LAND MANAGEMENT
B.C.F.	BRASS CAP FLUSH
A.C.	ALUMINUM CAP
A.H.D.	ARIZONA HIGHWAY DEPARTMENT
M.C.	MARICOPA COUNTY
DOC.	DOCUMENT
E.E.	ELECTRIC EASEMENT
D.R.L.A.	DRAINAGE RETENTION LICENSE AGREEMENT
S.D.R.E.	STORM DRAIN & RETENTION EASEMENT
S.W.R.F.	STORM WATER RETENTION FACILITIES
P.D.E.	POWER DISTRIBUTION EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
S.E.	SEWER EASEMENT
W. & S.E.	WATER AND SEWER EASEMENT
T.E.	TELEPHONE EASEMENT
G.E.	GAS EASEMENT
———	BOUNDARY LINE
— · —	SECTION LINE
- - - -	EASEMENT LINE AS NOTED
———	PROPERTY LINE

LIBERTY CENTER AT RIO SALADO UNIT 3

FINAL PLAT

PRELIMINARY
NOT
FOR
CONSTRUCTION
OR RECORDING

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 27239
THOMAS R. GETINGS
ARIZONA, U.S.A.

EXPIRES 06-30-17

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CAD TECHNICIAN	K.C.M./L.E.
SCALE	1"=100'
DATE	7-14-2014
JOB NUMBER	123858
SHEET	2 OF 4

DS130502

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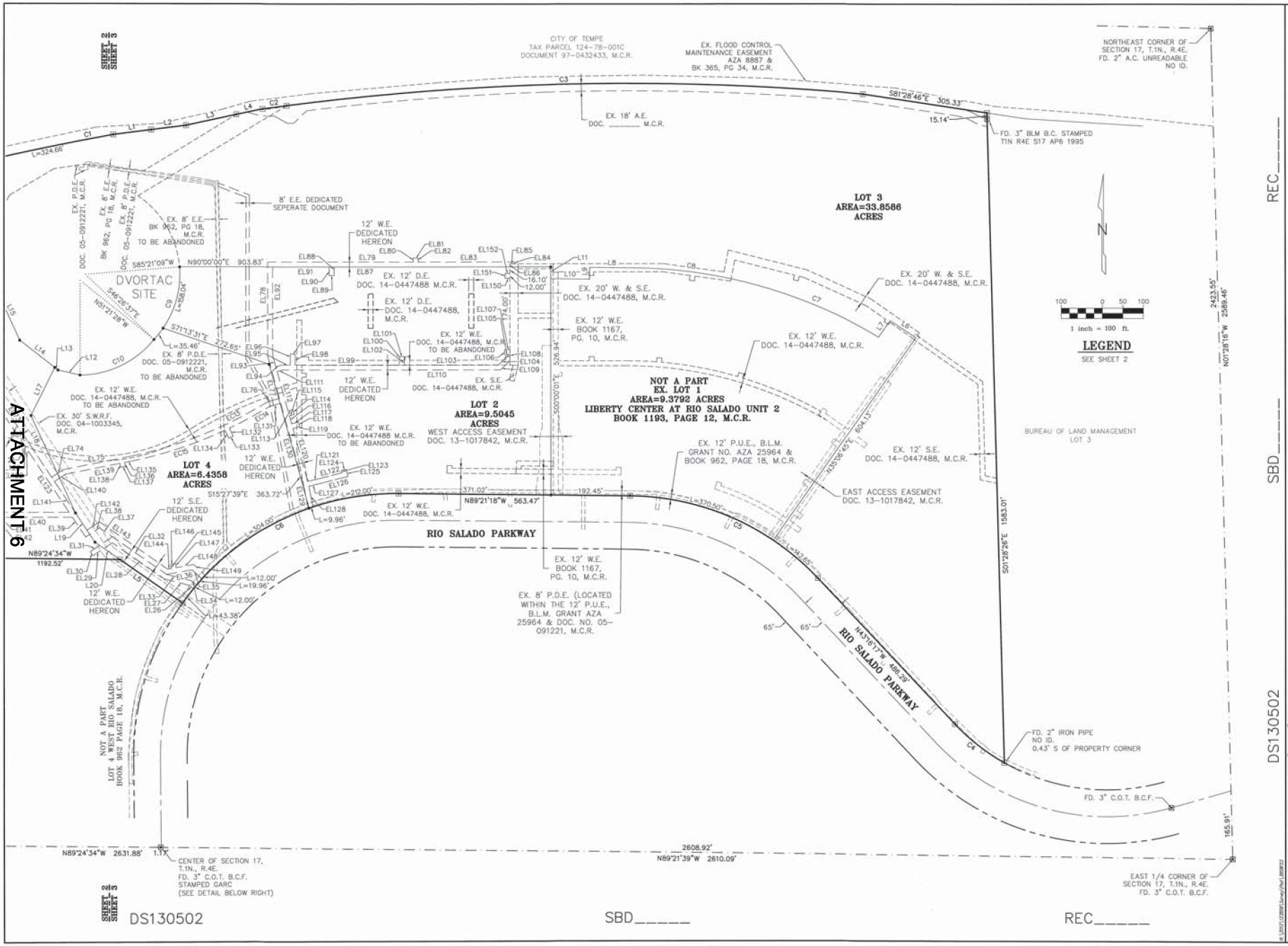

ATTACHMENT 6

LIBERTY CENTER AT RIO SALADO UNIT 3

FINAL PLAT

PRELIMINARY
NOT
FOR
CONSTRUCTION
OR RECORDING

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
27239
THOMAS R.
GETINGS
ARIZONA, U.S.A.

EXPIRES 06-30-17

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CHECKED BY	T.R.G.
CAD TECHNICIAN	K.C.M./L.E.
SCALE	1"=100'
DATE	7-14-2014
JOB NUMBER	123858
SHEET	3 OF 4

BOUNDARY & LOTS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N82°45'28"E	92.90'
L2	N82°45'28"E	85.79'
L3	N77°55'56"E	125.37'
L4	N77°55'56"E	65.02'
L5	N55°12'04"W	185.58'
L6	N56°34'57"W	75.03'
L7	S35°06'45"W	49.13'
L8	N89°19'42"W	108.66'
L9	S00°40'18"W	29.08'
L10	N89°19'42"W	94.57'
L11	N00°00'01"W	29.42'
L12	N77°15'16"W	55.00'
L13	N52°07'26"W	10.01'
L14	N52°07'26"W	108.10'
L15	N24°35'30"W	149.85'
L16	N05°16'46"W	300.16'
L17	S26°27'06"W	130.50'
L18	N24°29'27"W	261.58'
L19	S33°42'04"E	85.22'
L20	S55°12'04"E	73.84'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	13°36'45"	6609.94'	1570.42'	N72°55'21.56"E	1566.73
C2	0°31'40"	6417.75'	59.12'	N82°18'22.18"E	59.12
C3	12°33'27"	6417.75'	1406.58'	N88°50'55.68"E	1403.76
C4	17°15'03"	508.00'	152.95'	N51°53'48.08"W	152.37
C5	46°05'01"	638.00'	513.15'	N66°18'47.32"W	499.43
C6	55°04'42"	638.00'	613.31'	S63°06'21.18"W	589.96
C7	16°49'22"	1193.91'	350.55'	S67°32'25.71"E	349.29
C8	13°34'51"	1157.94'	274.47'	S82°32'16.44"E	273.83
C9	39°22'12"	230.00'	158.04'	N15°02'14.90"E	154.95
C10	51°24'19"	230.00'	206.35'	N64°20'41.21"E	199.50

SEWER EASEMENT

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL26	S49°59'57"E	13.62'
EL27	S75°36'37"E	61.82'
EL28	S55°12'04"E	154.36'
EL29	N56°17'56"E	56.71'
EL30	S33°42'04"E	12.00'
EL31	N56°17'56"E	64.88'
EL32	S55°12'04"E	160.37'
EL33	S75°36'37"E	62.39'
EL34	S49°59'57"E	16.35'

STORM DRAIN EASEMENT

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL22	S60°18'33"W	15.00'
EL23	N29°41'09"W	560.19'
EL24	S89°24'34"E	738.11'
EL25	S42°55'02"E	27.58'

WATER EASEMENT

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL35	S47°07'43"E	32.69'
EL36	N79°47'56"E	63.21'
EL37	N55°12'04"W	198.67'
EL38	N56°17'56"E	40.58'
EL39	S33°42'04"E	57.86'
EL40	N90°00'00"E	169.62'
EL41	N00°00'00"E	12.00'
EL42	N90°00'00"E	12.00'
EL43	N00°00'00"E	12.00'
EL44	N90°00'00"E	206.02'
EL45	N00°00'00"E	12.00'
EL46	N90°00'00"E	23.00'
EL47	N00°00'00"E	12.00'
EL48	N90°00'00"E	246.02'
EL49	N00°00'00"E	12.00'
EL50	N90°00'00"E	12.00'
EL51	N00°00'00"E	12.00'
EL52	N90°00'00"E	248.52'
EL53	N00°00'00"E	12.00'
EL54	N90°00'00"E	20.50'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL55	N00°00'00"E	12.00'
EL56	N90°00'00"E	147.55'
EL57	S44°57'39"E	63.94'
EL58	N00°00'00"E	81.99'
EL59	N90°00'00"E	26.00'
EL60	N00°00'00"E	12.00'
EL61	N90°00'00"E	26.00'
EL62	N00°00'00"E	226.69'
EL63	S45°00'00"W	39.62'
EL64	N90°00'00"E	207.04'
EL65	N00°00'00"E	46.00'
EL66	N90°00'00"E	12.00'
EL67	S00°00'00"E	46.00'
EL68	N90°00'00"E	417.03'
EL69	N00°00'00"E	46.00'
EL70	N90°00'00"E	12.00'
EL71	S00°00'00"E	46.00'
EL72	N90°00'00"E	206.02'
EL73	S33°42'04"E	356.59'
EL74	S56°17'56"W	33.89'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL75	N78°47'56"E	168.91'
EL76	N74°32'21"E	28.45'
EL77	N15°27'39"W	106.80'
EL78	N00°00'00"E	229.06'
EL79	N90°00'00"E	354.34'
EL80	S00°00'00"E	10.00'
EL81	N90°00'00"W	12.00'
EL82	S00°00'00"E	10.00'
EL83	N90°00'00"E	234.43'
EL84	N00°00'02"W	4.47'
EL85	N90°00'00"W	11.00'
EL86	S00°00'00"E	7.43'
EL87	N90°00'00"W	428.01'
EL88	N00°00'00"E	21.10'
EL89	N90°00'00"E	12.00'
EL90	N00°00'00"E	21.10'
EL91	N90°00'00"W	137.76'
EL92	S00°00'00"E	215.53'
EL93	N15°27'39"W	28.55'
EL94	N74°32'21"E	14.81'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL95	N90°00'00"E	20.82'
EL96	N00°00'00"W	26.80'
EL97	N90°00'00"E	12.00'
EL98	S00°00'00"E	26.80'
EL99	N90°00'00"E	253.97'
EL100	N00°00'00"E	20.50'
EL101	N90°00'00"E	12.00'
EL102	S00°00'00"E	20.50'
EL103	N90°00'00"E	229.62'
EL104	N45°00'00"E	35.36'
EL105	N90°00'00"W	10.50'
EL106	N00°00'00"E	12.00'
EL107	N90°00'00"W	12.99'
EL108	S00°00'00"E	26.49'
EL109	S45°00'00"W	31.84'
EL110	N90°00'00"W	531.74'
EL110	N90°00'00"E	430.14'
EL111	S74°32'21"W	13.18'
EL112	S15°27'39"E	99.62'
EL113	N74°32'21"E	12.13'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL114	S15°27'39"E	12.00'
EL115	S74°32'21"W	11.75'
EL116	S15°27'39"E	20.56'
EL117	N74°32'21"E	17.00'
EL118	S15°27'39"E	12.00'
EL119	S74°32'21"W	17.00'
EL120	S15°27'39"E	133.97'
EL121	N76°47'22"E	26.29'
EL122	N75°42'22"E	59.96'
EL123	N14°17'38"W	6.06'
EL124	N75°42'22"E	12.00'
EL125	S14°17'38"E	18.06'
EL126	S75°42'22"W	72.07'
EL127	S76°47'22"W	26.17'
EL128	S11°12'38"E	51.39'
EL129	N11°12'38"W	55.89'
EL130	N15°27'39"W	209.78'
EL131	S74°32'21"W	26.71'
EL132	S25°18'41"E	21.80'
EL133	S64°41'19"W	12.00'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL134	N25°18'41"W	21.80'
EL135	S78°47'56"W	18.92'
EL136	S11°12'04"E	10.00'
EL137	S78°47'56"W	12.00'
EL138	N11°12'04"W	10.00'
EL139	S78°47'56"W	135.60'
EL140	S56°17'56"W	31.51'
EL141	S33°42'04"E	142.78'
EL142	N56°17'56"E	36.75'
EL143	S55°12'04"E	201.87'
EL144	N79°47'56"E	8.86'
EL145	N10°12'04"W	10.50'
EL146	N79°47'56"E	12.00'
EL147	S10°12'04"E	10.50'
EL148	N79°47'56"E	43.37'
EL149	S47°07'43"E	38.68'
EL150	N90°00'00"W	11.52'
EL151	N00°00'00"E	12.00'
EL152	N90°00'00"E	11.52'

EASEMENT CURVE TABLE			
CURVE	DELTA	RADIUS	ARC
EC13	20°17'41"	1019.21'	361.01'
EC14	6°17'38"	1031.21'	113.28'
EC15	13°14'13"	1031.21'	238.24'

REC_____

SBD_____

DS130502

LIBERTY CENTER AT RIO SALADO UNIT 3

FINAL PLAT

PRELIMINARY
NOT
FOR
CONSTRUCTION
OR RECORDING

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
27239
THOMAS R.
GETTINGS
Date Signed
ARIZONA, U.S.A.

EXPIRES 06-30-17

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CHECKED BY T.R.G.
CAD TECHNICIAN K.C.M./J.E.
SCALE --
DATE 7-14-2014
JOB NUMBER 123858
SHEET 4 OF 4

ATTACHMENT 7