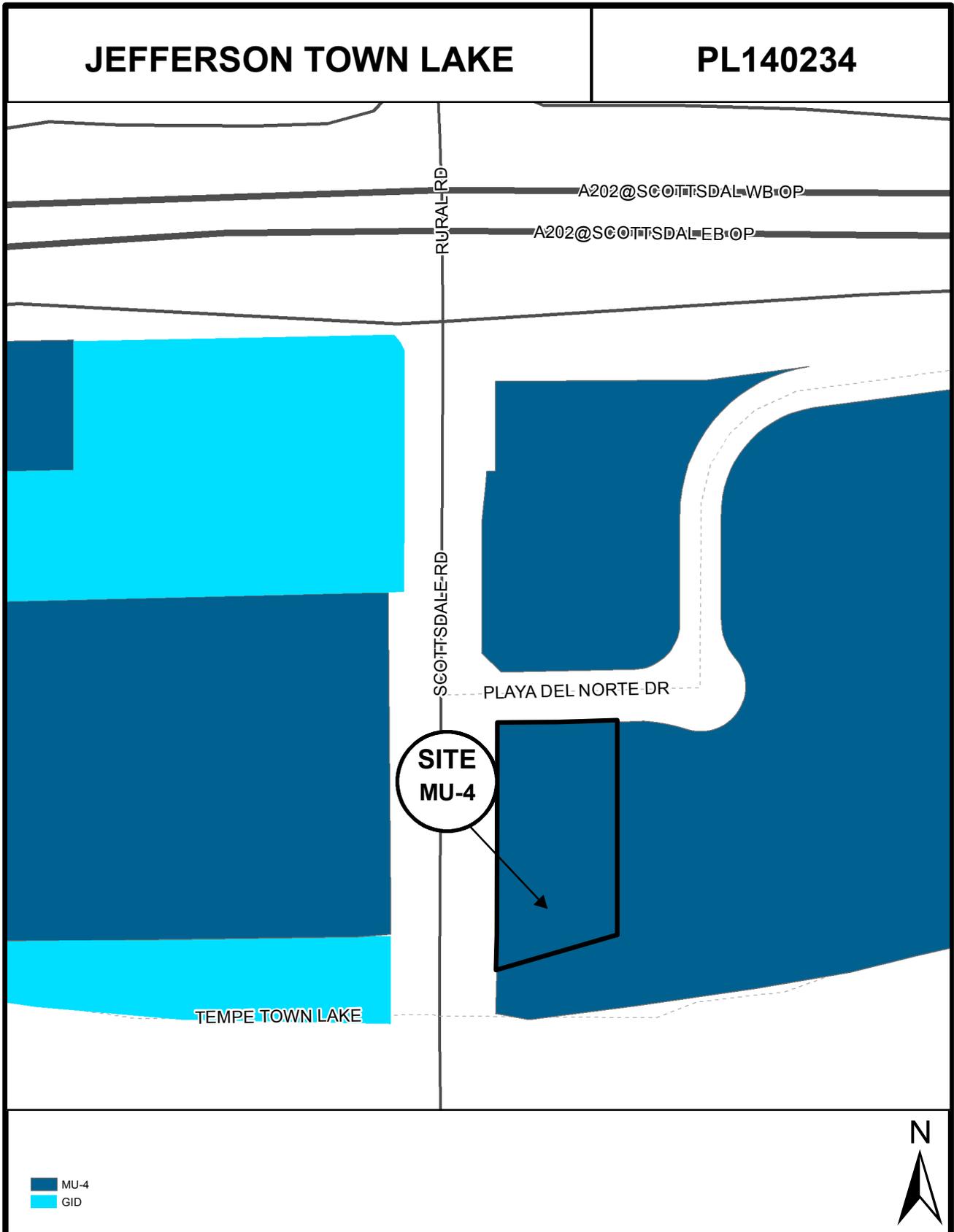




DEVELOPMENT PROJECT FILE
for
JEFFERSON TOWN LAKE
(PL140234)

ATTACHMENTS:

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



Location Map

JEFFERSON TOWN LAKE

PL140234



Maricopa County Assessor's Office



Aerial Map

**JEFFERSON TOWN LAKE NARRATIVE
TEMPE, ARIZONA**

February 23, 2016
909 E. Playa del Norte
Page 1 of 1

The Jefferson Town Lake Final Plat is necessary to accommodate the new site design consisting of a 244-unit multi-family apartment development proposed within the Playa del Norte Planned Area Development. The plat will combine two lots, Playa Del Norte's Lots 3 and 3A, into one parcel with a total lot size of 1.62 acres.

A SUBDIVISION PLAT FOR
JEFFERSON TOWN LAKE

A REPLAT OF LOTS 3 AND 3A OF "PLAYA DEL NORTE" AS RECORDED IN BOOK 685, PAGE 32, MARICOPA COUNTY RECORDER, ALSO BEING A PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION

JEFFERSON TOWN LAKE APARTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS OWNER, HAS REPLATTED UNDER THE NAME OF "JEFFERSON TOWN LAKE" LOTS 3 AND 3A OF "PLAYA DEL NORTE" AS RECORDED IN BOOK 685, PAGE 32, M.C.R., LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT OF "JEFFERSON TOWN LAKE" 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 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

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

JEFFERSON TOWN LAKE APARTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: _____ DATE _____
 ITS: _____

STATE OF CALIFORNIA
 COUNTY OF SAN DIEGO

ON _____ BEFORE ME, _____

NOTARY, PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME IN HER AUTHORIZED CAPACITY, AND THAT BY HER SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

 SIGNATURE OF NOTARY PUBLIC

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION)

LOT 3, PLAYA DEL NORTE, ACCORDING TO BOOK 685 OF MAPS, PAGE 32, RECORDS OF MARICOPA COUNTY, ARIZONA.

LOT 3A, PLAYA DEL NORTE, ACCORDING TO BOOK 685 OF MAPS, PAGE 32, RECORDS OF MARICOPA COUNTY, ARIZONA.

OWNER

JEFFERSON TOWN LAKE APARTMENTS, LLC
 12250 EL CAMINO REAL, SUITE 380
 SAN DIEGO, CALIFORNIA 92130
 CONTACT: HEIDI MATHER
 PHONE: 858-369-5676

DEVELOPER

ORB ARCHITECTURE, LLC
 2944 N. 44TH ST., STE 101
 PHOENIX, ARIZONA 85018
 CONTACT: RICH BARBER
 PHONE: 602-957-4530

BENCHMARK

BRASS CAP IN HANDHOLE MARKING THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST G&SRBM. CITY OF TEMPE ELEVATION = 1167.41 COT DATUM.

BASIS OF BEARINGS

THE BASIS OF BEARING IS N00°07'02"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS _____ DAY OF _____, 2016

BY: _____ MAYOR _____ DATE _____

ATTEST: _____ CITY CLERK _____ DATE _____

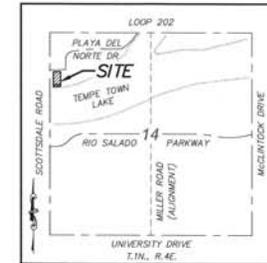
BY: _____ CITY ENGINEER _____ DATE _____

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 FEBRUARY, 2016; 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.

 ERIC SOSTROM, RLS #41894 DATE 7/19/2016
 erics@sigsurveyaz.com



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 1/2" REBAR, RLS #41894
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 ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2245L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD-ZONE 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.

DS 140589 PL 140234 REC 16048

7301 EAST EVANS ROAD
 SCOTTSDALE, AZ 85260
 PHONE: (480) 922-0781
 FAX: (480) 922-0781
 WWW.SIGSURVEYAZ.COM

SIG
 SURVEY INNOVATION
 GROUP, INC.
 Land Surveying Services

**SUBDIVISION PLAT
 JEFFERSON TOWN LAKE
 TEMPE, ARIZONA**

REC 16048
 PL 140234
 DS 140589

DRAWING NAME:
 14063plat.dwg
 JOB NO. 2014-063
 DRAWN: ELS
 CHECKED: RMH
 DATE: 7/19/2016
 SCALE: N.T.S.
 SHEET: 1 OF 2

**SUBDIVISION PLAT
 JEFFERSON TOWN LAKE
 TEMPE, ARIZONA**



DRAWING NAME:
 14063plat.dwg
 JOB NO. 2014-063
 DRAWN: ELS
 CHECKED: RMH
 DATE: 7/19/2016
 SCALE: 1" = 30'
 SHEET: 2 OF 2

DS 140589 PL 140234 REC 16048

DS 140589 PL 140234 REC 16048

