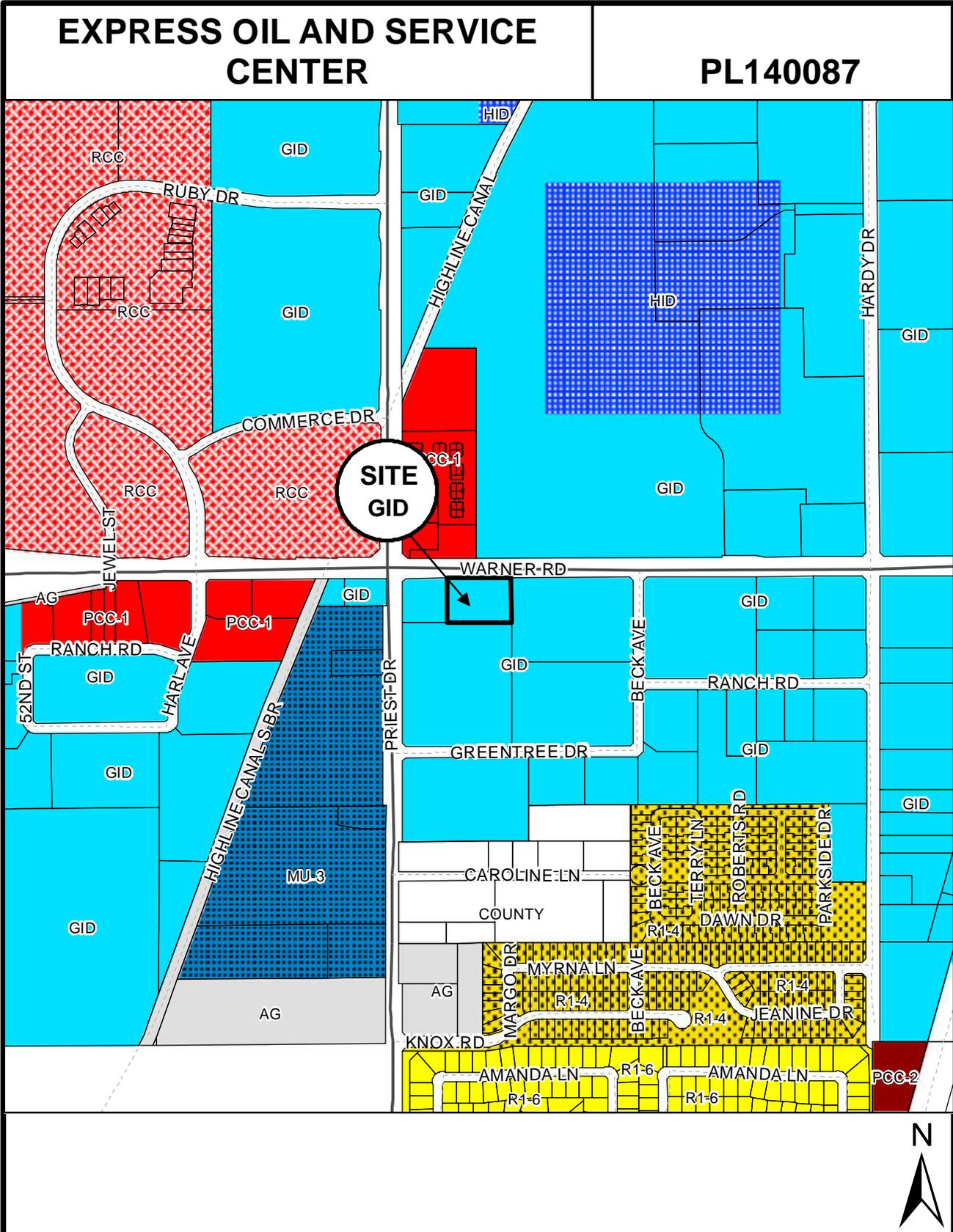




**DEVELOPMENT PROJECT FILE**  
for  
**EXPRESS OIL SUBDIVISION PLAT AMENDMENT**

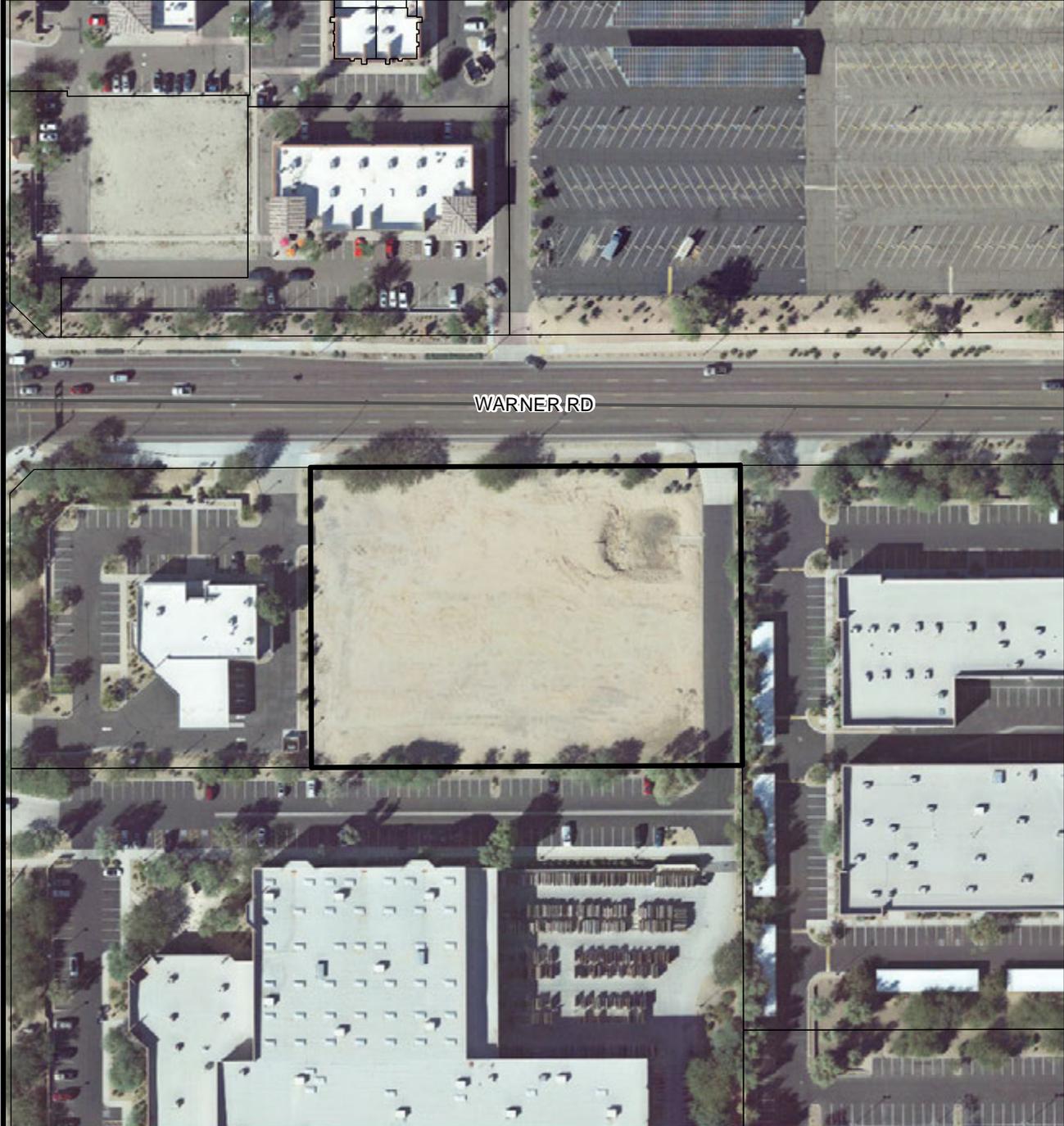
**ATTACHMENTS:**

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



**Location Map**

<b>EXPRESS OIL AND SERVICE CENTER</b>	<b>PL140087</b>
---------------------------------------	-----------------



**Aerial Map**

10450 N. 74<sup>th</sup> STREET  
SUITE 200  
SCOTTSDALE, AZ 85258  
T 480 991 3985  
F 480 991 3986

EXPLANATION LETTER TO CITY OF TEMPE  
COMMUNITY DEVELOPMENT PLANNING:

TO:

FIRM: City of Tempe

FROM: James a. Brucci, R.L.S.

DATE: February 19, 2015

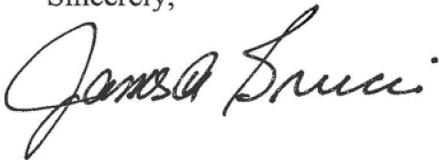
SUBJECT: **Arizona Tile**

HE PROJ. #: TILE001-SP

The purpose of this letter is to describe the intent of the attached submittal.

The intent of this re-plat is for Arizona Tile's corporate office, located at 8829 S Priest Drive, maintaining it's monument sign within their ownership, thusly creating the strip and jog in Lot 3 of this re-plat in the Northeast corner. The site is an existing General Industrial District zoned parcel. The current zoning will be maintained. All proposed improvements will be installed per the City of Tempe design standards.

Sincerely,



James a. Brucci, R.L.S.  
Project Surveyor  
Hunter Engineering, Inc.

**A SUBDIVISION PLAT FOR  
"EXPRESS OIL-AMENDED"**

A REPLAT OF LOTS 1 & 2, OF "EXPRESS OIL", AS RECORDED IN BOOK 1204, PAGE 27, OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER, ARIZONA, LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

**DEDICATION:**

ARIZONA TILE, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY & LJ MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNERS, HAVE SUBDIVIDED UNDER THE NAME OF "EXPRESS OIL-AMENDED", A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT OF "EXPRESS OIL-AMENDED" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING THE SAME; AND THAT EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER GIVEN EACH RESPECTIVELY ON SAID PLAT; AND THAT ARIZONA TILE, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY & LJ MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNERS, HEREBY DEDICATE 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. LOT 3 IS HEREBY DEDICATED FOR THE PURPOSE OF DRAINAGE, RETENTION, WATER LINE EASEMENT, CROSS ACCESS EASEMENT AND INGRESS & EGRESS.

**ACKNOWLEDGMENT:**

ARIZONA TILE, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY:

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
GARY SKARSTEN

ITS: \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_ 2015, BY: \_\_\_\_\_

AS \_\_\_\_\_ OF ARIZONA TILE, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY.

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

BY: \_\_\_\_\_  
NOTARY PUBLIC

DATE: \_\_\_\_\_

**ACKNOWLEDGMENT:**

LJ MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY:

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

ITS: \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_ 2015, BY: \_\_\_\_\_

AS \_\_\_\_\_ OF LJ MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

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

BY: \_\_\_\_\_  
NOTARY PUBLIC

DATE: \_\_\_\_\_

**OWNER/DEVELOPER:**

ARIZONA TILE, L.L.C. 8829 S. PRIEST DRIVE TEMPE, ARIZONA 85284 PHONE: (480) 893-9393 CONTACT: GARY SKARSTEN	LJ MANAGEMENT, LLC. 13340 W. CABALLO BLANCO PEORIA, ARIZONA 85383 PHONE: (480) 893-9393 CONTACT: DAVID R. LOVEJOY
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**LEGAL DESCRIPTION:**

LOTS 1 & 2, OF "EXPRESS OIL", AS RECORDED IN BOOK 1204, PAGE 27, OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER, ARIZONA.

**BENCHMARK:**

A BRASS CAP IN HANDHOLE MARKING THE N.W. COR. SEC. 21, T.1S., R.4E. CITY OF TEMPE DATUM = 1218.39

**BASIS OF BEARING:**

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 90°00'00" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE 2ND AMENDED PLAT FOR WARNER / 1-10 COMMERCE CENTER NO. 1, RECORDED IN BOOK 532, PAGE 24, MARICOPA COUNTY RECORDS, ARIZONA. CITY OF TEMPE BASIS OF BEARING = NORTH 89°43'18" EAST

**APPROVALS:**

APPROVED BY THE MAYOR AND CITY COUNCIL OF CITY OF TEMPE, ARIZONA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015.

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 MARCH 2014; 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;

\_\_\_\_\_  
JAMES A. BRUCCI, R.L.S. 29865 DATE: 3-17-15

DS 150143 SBD 15001 REC 15025



**VICINITY MAP:**

**LEGEND**

- SUBDIVISION CORNER PIN TO BE SET
- FOUND BRASS CAP IN HAND HOLE
- (R) DATA ACCORDING TO THE 2ND AMENDED FINAL PLAT FOR WARNER/1-10 COMMERCE CENTER NO. 1, AS RECORDED IN BOOK 532 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA.
- (M) MEASURED INFORMATION FROM FIELD DATA COLLECTION.
- (C) CALCULATED INFORMATION FROM RECORDED DOCUMENTS AS NOTED.
- 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
- RIGHT-OF-WAY LINE
- ===== PROPERTY LINE
- EASEMENT LINE
- MOUNDMENT LINE

**NOTES:**

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- LOT CORNERS TO BE SET WITH ½" REBAR, RLS 45835.
- ALL NEW AND EXISTING, AS WELL AS, ON-SITE AND OFF-SITE 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:**

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 2705L (EFFECTIVE REVISED DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X

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 WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

**RECORDER'S INFO.**



NO.	DATE	REVISION	BY
PURPOSE:			SUBDIVISION PLAT

DRAWN BY: PJC  
CHECKED BY: JCH

CIVIL AND SURVEY

HUNTER ENGINEERING  
10450 N. 74TH ST., SUITE 200  
SCOTTSDALE, AZ 85258  
F: 480.991.3886  
F: 480.991.3886

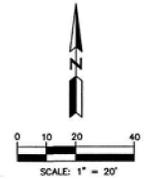
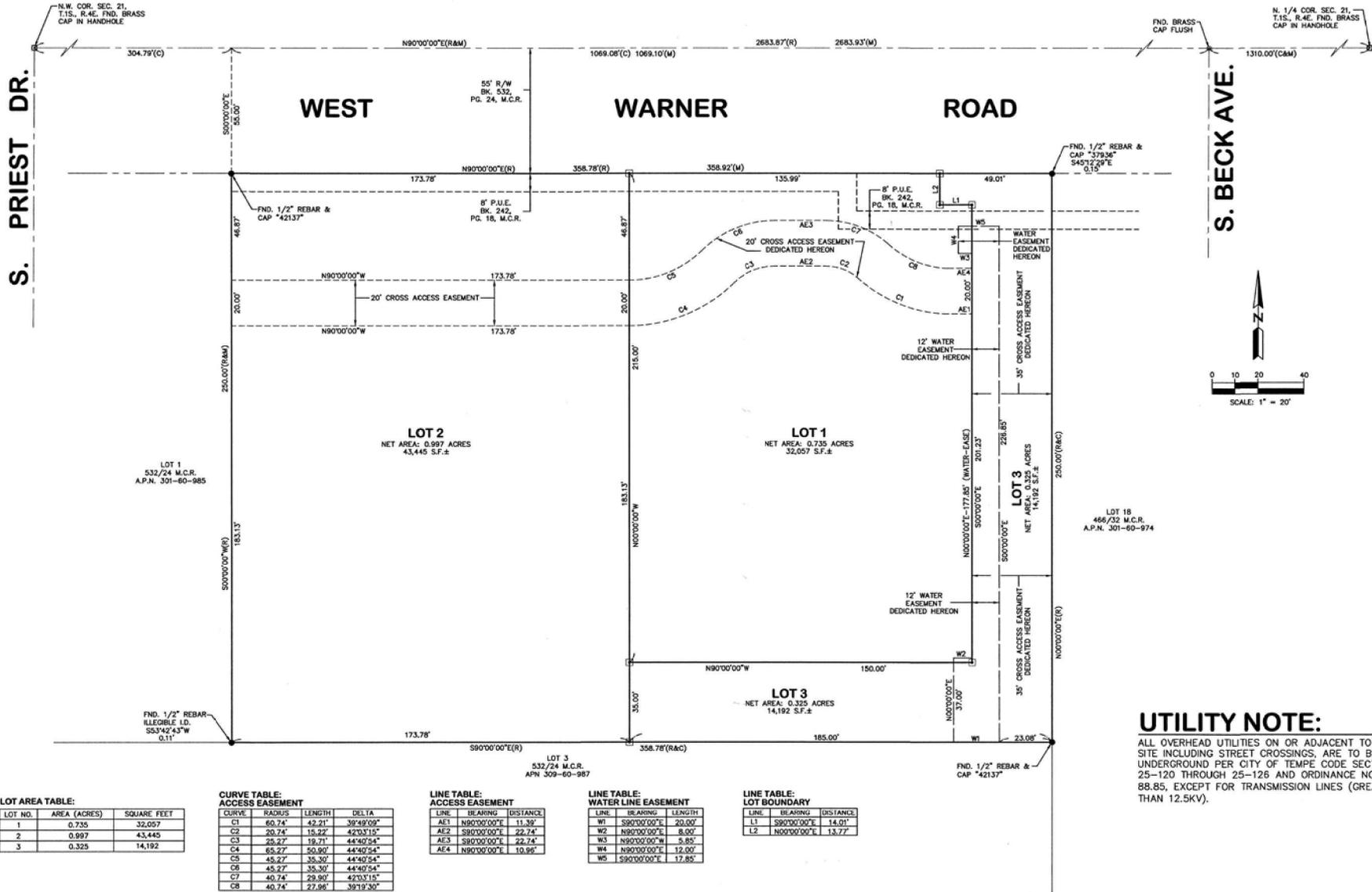
DS 150143 SBD 15001 REC 15025

A SUBDIVISION PLAT FOR  
"EXPRESS OIL-AMENDED"

SECTION: 21	TOWNSHIP: 1S	RANGE: 4E
JOB NO.: TILE001-SP	SCALE: N.T.S.	SHEET: 1 OF 2

# A SUBDIVISION PLAT FOR "EXPRESS OIL-AMENDED"

A REPLAT OF LOTS 1 & 2, OF "EXPRESS OIL", AS RECORDED IN BOOK 1204, PAGE 27, OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER, ARIZONA, LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



**LOT AREA TABLE:**

LOT NO.	AREA (ACRES)	SQUARE FEET
1	0.735	32,057
2	0.997	43,445
3	0.325	14,192

**CURVE TABLE:  
ACCESS EASEMENT**

CURVE	RADIUS	LENGTH	DELTA
C1	60.74'	42.21'	39°49'09"
C2	20.74'	15.27'	42°33'15"
C3	25.27'	19.71'	44°40'54"
C4	65.27'	50.90'	44°40'54"
C5	45.27'	35.30'	44°40'54"
C6	45.27'	35.30'	44°40'54"
C7	40.74'	29.90'	42°33'15"
C8	40.74'	27.96'	39°19'30"

**LINE TABLE:  
ACCESS EASEMENT**

LINE	BEARING	DISTANCE
AE1	N90°00'00"E	11.39'
AE2	S90°00'00"E	22.74'
AE3	S90°00'00"E	22.74'
AE4	N90°00'00"E	10.95'

**LINE TABLE:  
WATER LINE EASEMENT**

LINE	BEARING	LENGTH
W1	S90°00'00"E	20.00'
W2	N90°00'00"E	8.00'
W3	N90°00'00"E	5.85'
W4	N90°00'00"E	12.00'
W5	S90°00'00"E	17.85'

**LINE TABLE:  
LOT BOUNDARY**

LINE	BEARING	DISTANCE
L1	S90°00'00"E	14.01'
L2	N00°00'00"E	13.77'

**UTILITY NOTE:**

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).

DS 150143    SBD 15001    REC 15025

NO.	DATE	REVISION	BY
PURPOSE:			SUBDIVISION PLAT

DRAWN BY: P.JE  
CHECKED BY: JDH

CIVIL AND SURVEY

**HUNTER**  
ENGINEERING

10450 N. 74TH ST., SUITE 200  
SCOTTSDALE, AZ 85258  
P: 480.991.3888  
F: 480.991.3888



A SUBDIVISION PLAT FOR  
"EXPRESS OIL-AMENDED"

SECTION: 21  
TOWNSHIP: 1S  
RANGE: 4E

JOB NO.:  
TILE001-SP

SCALE  
1" = 20'

SHEET  
2 OF 2