DEVELOPMENT PROJECT FILE
for
THE STANDARD ON BROADWAY

ATTACHMENTS:

1. Location Map

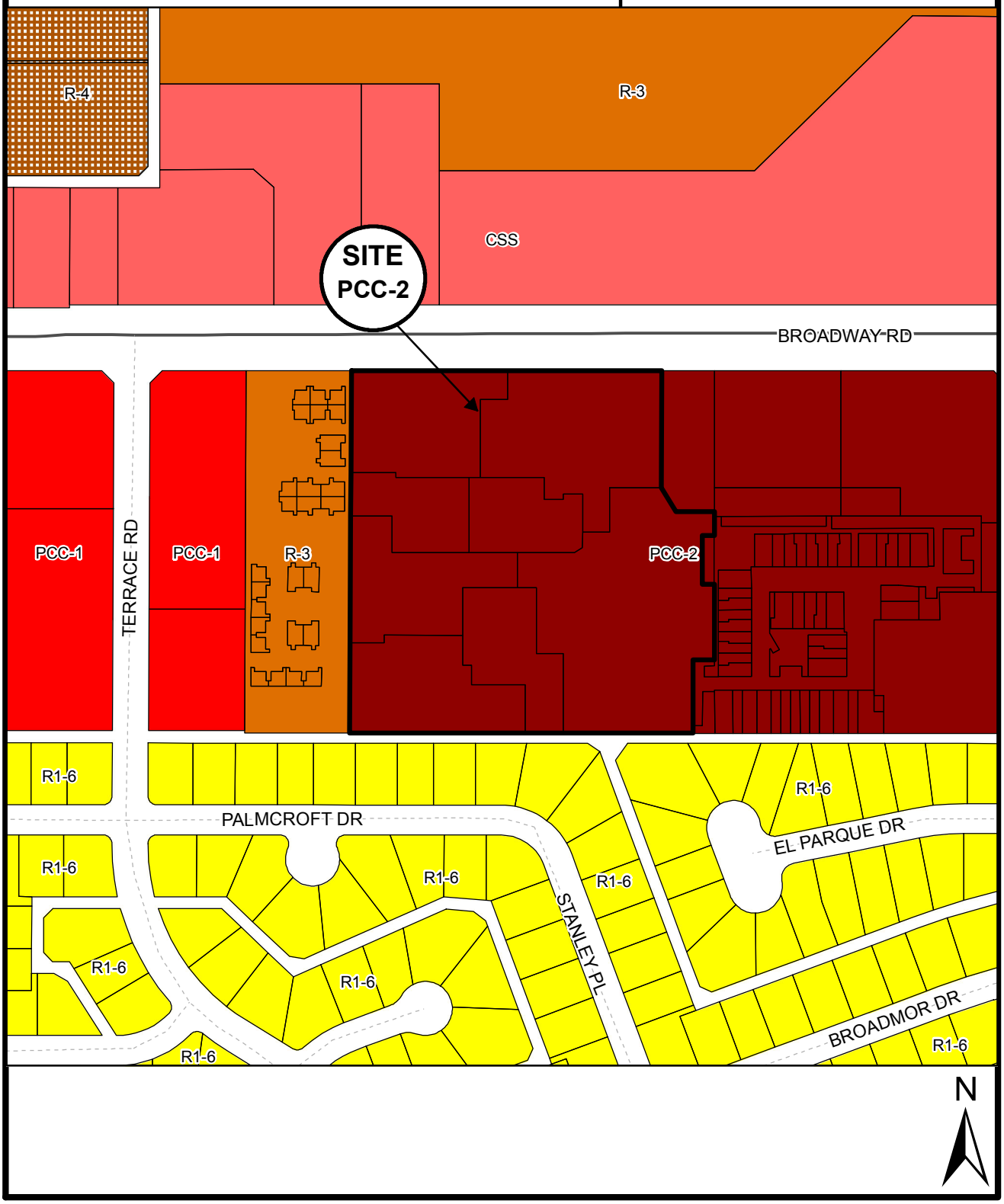
2. Aerial Photo

3-4. Subdivision Plat

Tempe

THE STANDARD ON BROADWAY

PL120409



Location Map

ATTACHMENT 1

THE STANDARD ON BROADWAY (PL120409)

THE STANDARD ON BROADWAY

A REPLAT OF LOTS 1, 4, 10, 11, 16, 17, 18 AND A PORTION OF LOT 12 OF DORSEY CROSSING 2ND AMENDED, AS SHOWN ON FINAL PLAT, RECORDED IN BOOK 250, PAGE 50, MARICOPA COUNTY RECORDS, LOCATED WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, CITY OF TEMPE, ARIZONA

DEDICATION

PBB–TRG ACQUISITION COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER; HAS PLATTED UNDER THE NAME OF "THE STANDARD ON BROADWAY", A REPLAT OF LOTS 1, 4, 10, 11, 16, 17, 18 AND A PORTION OF LOT 12 OF DORSEY CROSSING 2ND AMENDED, AS SHOWN ON FINAL PLAT, RECORDED IN BOOK 250, PAGE 50, MARICOPA COUNTY RECORDS, LOCATED WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, 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 "THE STANDARD ON BROADWAY" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT AND EASEMENTS CONSTITUTING THE SAME AND THAT THE LOT SHALL BE KNOWN BY THE NUMBER GIVEN 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

ON THIS ____ DAY OF _____, 2013 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

PBB–TRG ACQUISITION COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ DATE: _____

ITS: _____

DESCRIPTION (PRIOR TO SUBDIVISION)

LOT 12, DORSEY CROSSING 2ND AMENDED, ACCORDING TO BOOK 250 OF MAPS, PAGE 50, THEREAFTER AFFIDAVIT OF CORRECTION RECORDED IN RECORDING NO. 83–0143143 AND AFFIDAVIT OF CORRECTION RECORDED IN RECORDING NO. 88–0382042 RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 12;
THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 12, 234.74 FEET;
THENCE WEST 63.46 FEET;
THENCE NORTH 31 DEGREES 08 MINUTES 15 SECONDS WEST, 46.71 FEET TO AN INSIDE CORNER OF SAID LOT 12;
THENCE NORTH ALONG A WEST LINE OF SAID LOT 12, 194.69 FEET TO THE MOST NORTHERLY NORTHWEST CORNER OF SAID LOT 12;
THENCE NORTH 89 DEGREES 50 MINUTES 06 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 12, 87.50 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH

LOTS 1, 4, 10, 11, 16, 17 AND 18 DORSEY CROSSING 2ND AMENDED, ACCORDING TO BOOK 250 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA.

OWNER/DEVELOPER

PBB–TRG ACQUISITION COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BENCH MARK

CITY OF TEMPE CONTROL POINT #199, A 3–INCH CITY OF TEMPE BRASS CAP IN HANDHOLE LOCATED AT THE INTERSECTION OF DORSEY LANE AND BROADWAY ROAD, HAVING AN ELEVATION OF 1175.26, CITY OF TEMPE NGVD 29 DATUM.

BASIS OF BEARING

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA, USING A BEARING OF SOUTH 89°59'37" EAST, FROM CITY OF TEMPE CONTROL POINT #199 TO CITY OF TEMPE CONTROL POINT #184.

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS _____ DAY OF _____, 2013.

BY: _____ MAYOR _____ DATE

ATTEST: _____ CITY CLERK _____ DATE

BY: _____ CITY ENGINEER _____ DATE

BY: _____ COMMUNITY DEVELOPMENT _____ DATE

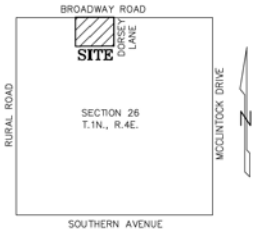
CERTIFICATION

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 TWO (2) 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.

_____ DATE

THOMAS R. GETTINGS
REGISTERED LAND SURVEYOR #27239
WOOD, PATEL & ASSOCIATES, INC.
2220 SOUTH COUNTRY CLUB DRIVE
SUITE 101
MESA, AZ 85210
PHONE: (480) 834–3300

REGISTERED LAND SURVEYOR PRE-FINAL NOT FOR RECORDING
EXPIRES 06-30-14



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) 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) PORTIONS OF THE EXISTING PRIVATE SEWER EASEMENTS AND PUBLIC UTILITY EASEMENTS AS SHOWN ON DORSEY CROSSING RECORDED IN BOOK 229, PAGE 28, MARICOPA COUNTY RECORDS, BOOK 235, PAGE 8, MARICOPA COUNTY RECORDS AND ON DORSEY CROSSING 2ND AMENDED RECORDED IN BOOK 250, PAGE 50, MARICOPA COUNTY RECORDS AND THE EXISTING ELECTRIC EASEMENT RECORDED IN DOCUMENT NO. 1984–0418594, MARICOPA COUNTY RECORDS AND THE EXISTING POWER DISTRIBUTION EASEMENTS RECORDED IN DOCUMENT NO. 2009–0467706, MARICOPA COUNTY RECORDS AND IN DOCUMENT NO. 2009–0749924, MARICOPA COUNTY RECORDS, ARE IN THE PROCESS OF BEING ABANDONED BY SEPARATE INSTRUMENT. ONLY SAID PUBLIC UTILITY EASEMENTS HAVE BEEN SHOWN HEREON.

FLOOD PLAIN CERTIFICATION

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN OTHER FLOOD AREAS ZONE X AS DESIGNATED ON THE FEMA FLOOD INSURANCE RATE MAP NO. 04013C2170 G DATED SEPTEMBER 30, 2005. 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."

DS121180 SBD13014 REC13043

REC13043
SBD13014
DS121180

THE STANDARD ON BROADWAY
FINAL PLAT

REGISTERED LAND SURVEYOR PRE-FINAL NOT FOR RECORDING
EXPIRES 06-30-14

WOOD/PATEL
CIVIL ENGINEERS
HYDROLOGISTS
LAND SURVEYORS
CONSTRUCTION MANAGERS
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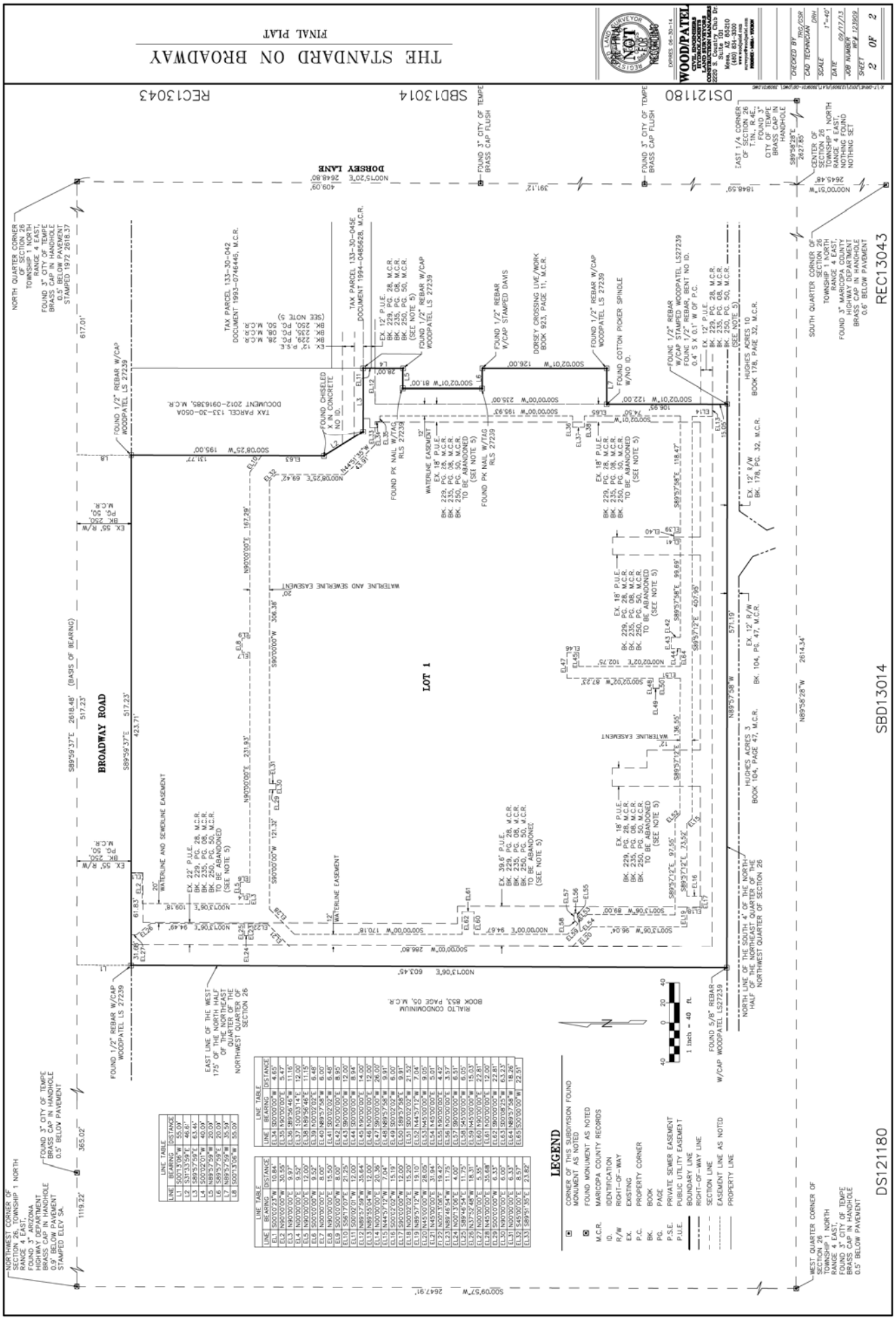
surveyor@woodpatel.com
PHOENIX - MESA - TUCSON

CHECKED BY	TRG/GSR
CAD TECHNICIAN	DRH
SCALE	NTS
DATE	09/17/13
JOB NUMBER	WP# 123909
SHEET	1 OF 2

ATTACHMENT 3



ATTACHMENT 4