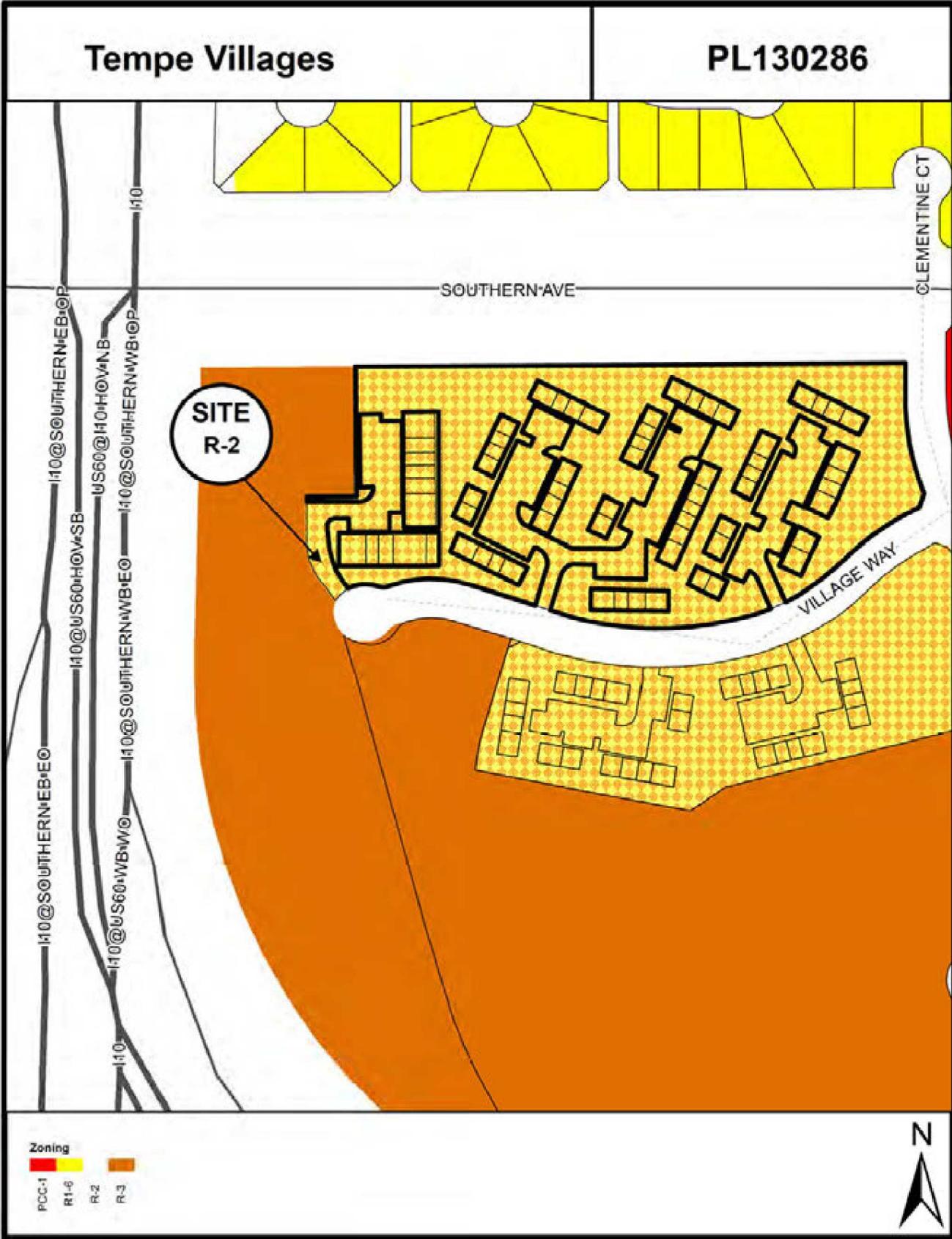




**DEVELOPMENT PROJECT FILE**  
For  
**TEMPE VILLAGES**

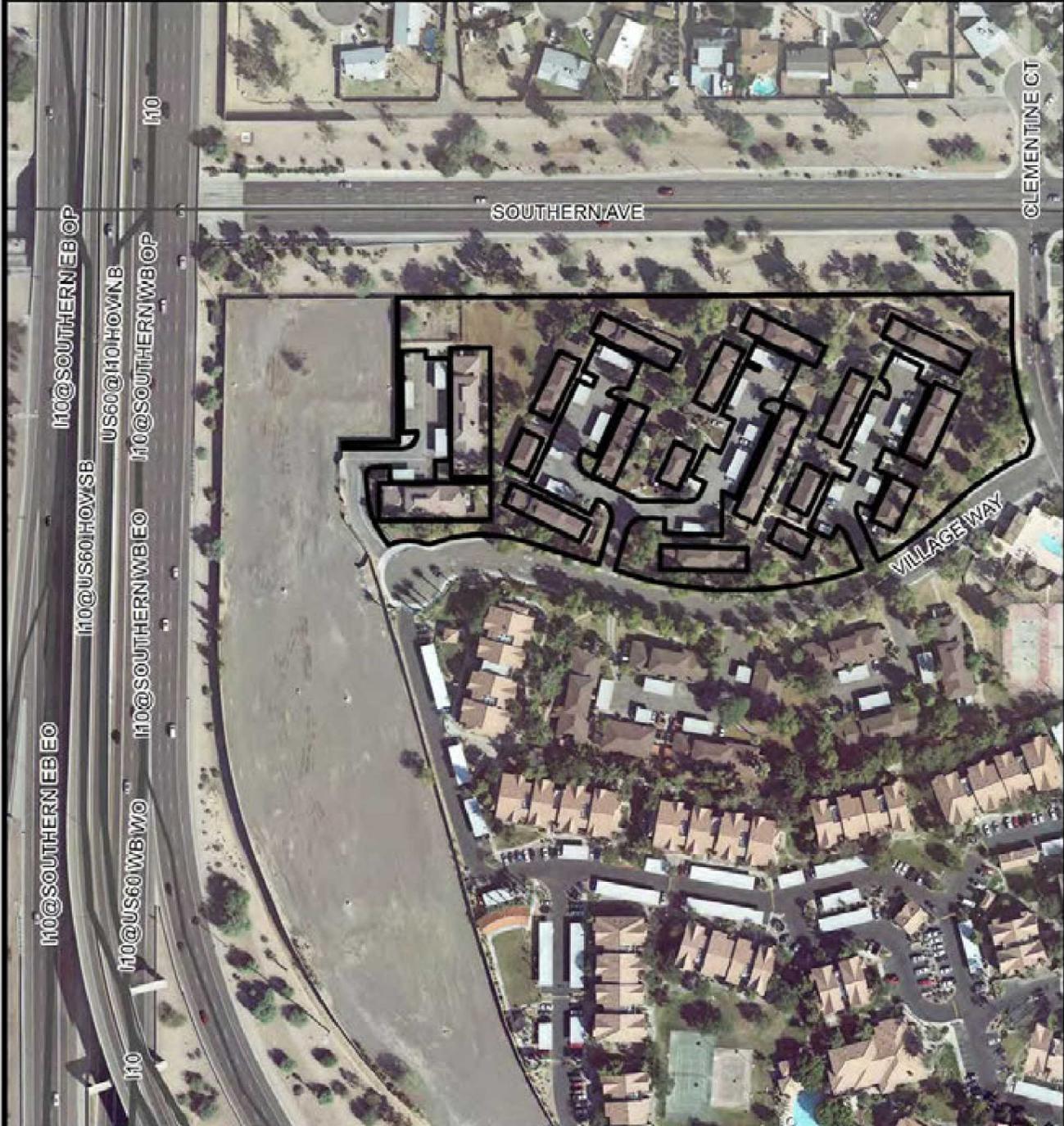
**ATTACHMENTS:**

1. Location Map
2. Aerial
3. Letter of Explanation
- 4-6. Subdivision Plat



**Location Map**

<b>Tempe Villages</b>	<b>PL130286</b>
-----------------------	-----------------



**Aerial Map**



January 7, 2015

Ms. Diana Kaminski, Senior Planner  
Community Development, City of Tempe  
31 East Fifth Street,  
Tempe, AZ 85280-5002

RE: DS130758, SBD14009, REC14021, Tempe Villages Unit 1 – 2nd Amended Plat –  
Letter of Explanation

Dear Diana:

Please accept our Amended Final Plat for “Tempe Villages Unit 1 – 2nd Amended” as and for the Amended final plat for the redevelopment of the driveway, parking area, utilities and removal of Unit 85 at this existing site. Tempe Villages Unit 1 is located at 1830 West Village Way, Tempe, AZ.

The project will include revising the westernmost boundary of the site due to ADOT’s acquiring additional right of way area from the development, the removal of one condominium unit with the area of the unit being absorbed into Tract E, the reconstruction of the existing driveway (Tract G) moving said driveway east due to the ADOT acquisition of additional right of way area, and a realignment of water & sewer from ADOT right of way lands into Tract G for the homeowners of existing Units 86 - 94.

With this Amendment, the new plat will include 93 Condominium Units and 4 Tracts, (A, D, E, & G). Lot 85, Tracts E & G are affected by this Amended Plat.

Should you have questions regarding the Amended Final Plat, please feel free to contact me at 602-730-3840.

Sincerely,

Kirk J Pangus, PS, CFedS  
Director of Survey Services  
HILGARTWILSON, LLC

KP:adm

HILGARTWILSON, LLC  
2141 East Highland Ave, Suite 250  
Phoenix, Arizona 85016  
Phone: 602-490-0535  
ATTACHMENT 3

SUBDIVISION PLAT  
FOR  
**TEMPE VILLAGES UNIT 1 - 2ND AMENDED**

A REPLAT OF TRACT E, TRACT G, AND UNIT 85 OF THE AMENDED FINAL SUBDIVISION FOR TEMPE VILLAGES UNIT 1 AS FILED IN BOOK 418, PAGE 13, RECORDS OF MARICOPA COUNTY, BEING SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

**DEDICATION:**

TEMPE VILLAGES HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT ASSOCIATION, AS OWNER, HEREBY PLATS (2ND AMENDED) UNDER THE NAME OF "TEMPE VILLAGES UNIT 1 - 2ND AMENDED" TRACTS E, G, AND LOT 85 OF "TEMPE VILLAGES UNIT 1" AS RECORDED IN BOOK 418, PAGE 13, M.C.R., AZ., BEING LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT OF "TEMPE VILLAGES UNIT 1 - 2ND AMENDED" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE TRACTS AND EASEMENTS CONSTITUTING THE SAME AND THAT EACH TRACT 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 AS SUCH STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

**ACKNOWLEDGMENT:**

TEMPE VILLAGES HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT ASSOCIATION:

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

ITS: PRESIDENT

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 PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF; I HERETO SET MY HAND AND OFFICIAL SEAL

BY: \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**LEGAL DESCRIPTION:**

TRACTS E, G, AND UNIT 85 OF THE AMENDED FINAL SUBDIVISION PLAT FOR TEMPE VILLAGES UNIT 1 AS FILED IN BOOK 418, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA.

**OWNER/DEVELOPER:**

TEMPE VILLAGES HOMEOWNERS ASSOCIATION, INC.  
1738 W. VILLAGE WAY  
TEMPE ARIZONA, 85282

**BENCHMARK:**

NORTHEAST CORNER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 4 EAST, CITY OF TEMPE DATUM ELEVATION 1163.09

**BASIS OF BEARINGS:**

BASIS OF BEARING IS N89°37'25"E PER THE AMENDED FINAL SUBDIVISION FOR TEMPE VILLAGES UNIT 1 AS FILED IN BOOK 418, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. (CITY OF TEMPE BEARING FOR THIS LINE IS N89°40'09"E)

**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 \_\_\_\_\_

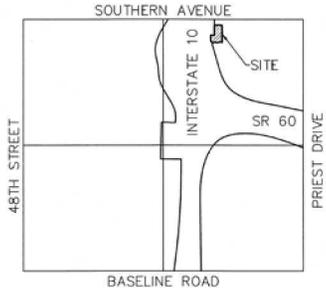
**CERTIFICATION:**

THIS IS TO CERTIFY THAT THE SURVEY OF THIS 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 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.



KIRK J. PANGUS  
RLS# 19344  
HILGARTWILSON  
2141 E. HIGHLAND AVENUE  
SUITE 250  
PHOENIX, ARIZONA 85016  
PHONE: (602) 490-0535  
kpangus@hilgartwilson.com

NOTE:  
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.



**VICINITY MAP**

SECTION 32, TOWNSHIP 1 NORTH, RANGE 4 EAST

**NOTES:**

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNED AS HAVING AN ASSURED WATER SUPPLY.
2. LOT CORNERS TO BE SET WITH 1/2 REBAR. RLS #19344
3. ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THEN 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 FORGOING RESTRICTION CANNOT BE CHANGED WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF TEMPE ENGINEER.
5. THE INTENT OF THIS AMENDED PLAT IS TO REDEFINE THE BOUNDARY OF TRACTS E AND G AND DELETE UNIT 85 AS COMPARED TO THEIR RESPECTIVE PLATTED BOUNDARIES PER BOOK 418, PAGE 13.
6. UNITS 86 THROUGH 94 ARE CONSIDERED AN "EXCEPTION" TO THIS AMENDED SUBDIVISION PLAT

**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 04013C2240L, DATED OCTOBER 16, 2013 AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

DS130758

SBD14009

REC14021

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REC14021

SBD14009

DS130758

STATUS:  
PROJ. NO.: 1349  
DATE: APRIL 2014  
SCALE: AS SHOWN  
DRAWN: DSP  
APPROVED: MLP

DWG. NO.

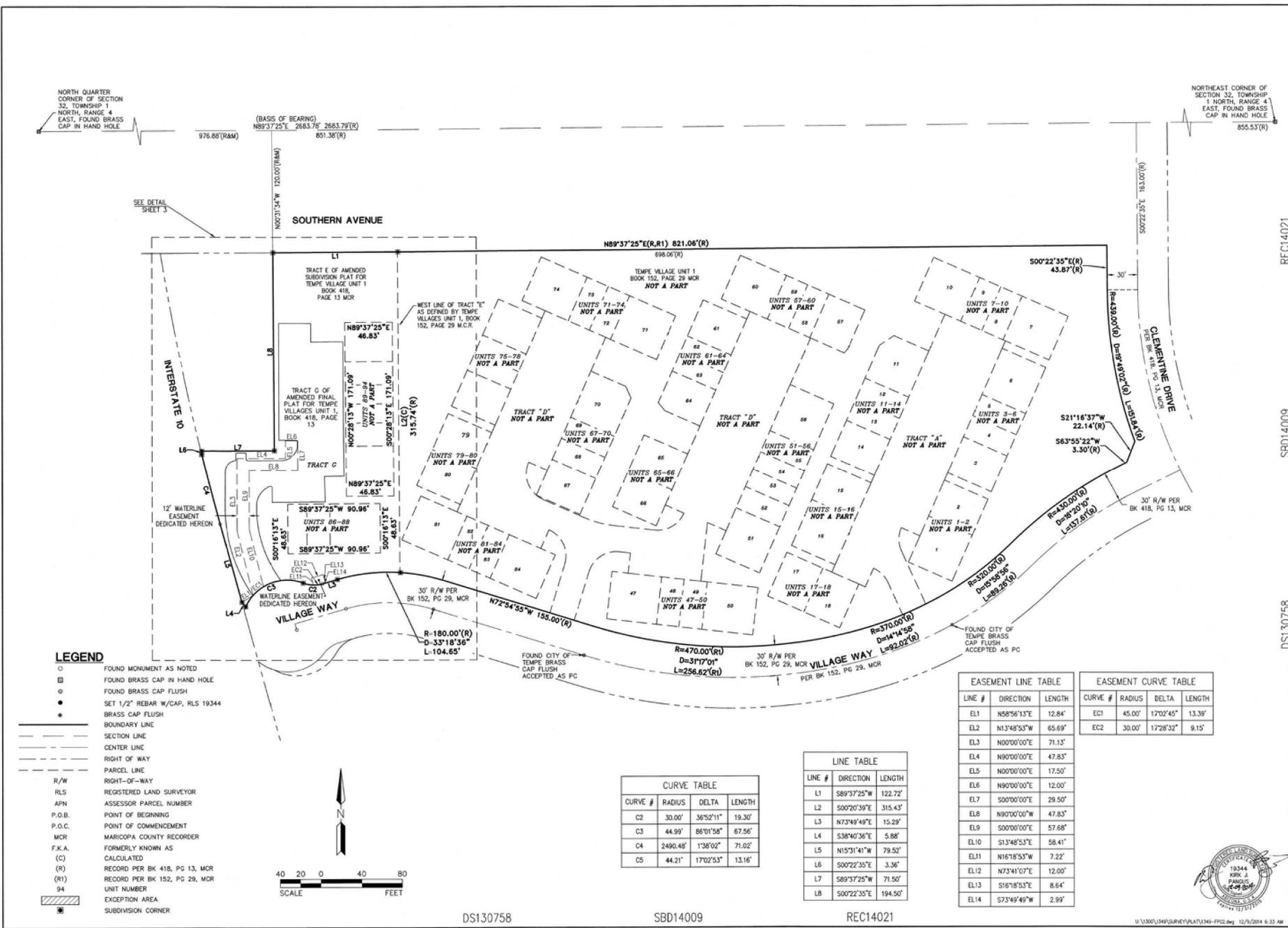
**FP01**

SHT. 1 OF 3

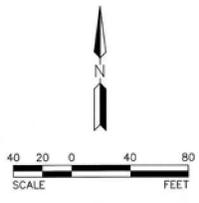
**HILGARTWILSON**  
ENGINEER / PLANNING / SURVEY / MAPPING  
2141 E. HIGHLAND AVENUE, SUITE 250  
PHOENIX, AZ 85016  
PH: (602) 490-0535  
WWW.HILGARTWILSON.COM

TEMPE VILLAGES UNIT 1 - 2ND AMENDED  
1830 WEST VILLAGE WAY  
TEMPE, ARIZONA

FINAL PLAT



- LEGEND**
- FOUND MONUMENT AS NOTED
  - FOUND BRASS CAP IN HAND HOLE
  - FOUND BRASS CAP FLUSH
  - SET 1/2" REBAR W/CAP, RLS 19344
  - BRASS CAP FLUSH
  - BOUNDARY LINE
  - SECTION LINE
  - CENTER LINE
  - RIGHT OF WAY
  - PARCEL LINE
  - RIGHT-OF-WAY
  - R/W REGISTERED LAND SURVEYOR
  - RLS ASSESSOR PARCEL NUMBER
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - MCR MARICOPA COUNTY RECORDER
  - F.K.A. FORMERLY KNOWN AS
  - (C) CALCULATED
  - (R) RECORD PER BK 418, PG 13, MCR
  - (R1) RECORD PER BK 152, PG 29, MCR
  - 94 UNIT NUMBER
  - ▨ EXCEPTION AREA
  - SUBDIVISION CORNER



**CURVE TABLE**

CURVE #	RADIUS	DELTA	LENGTH
C2	30.00'	36°52'11"	19.30'
C3	44.99'	86°01'58"	67.56'
C4	2490.48'	1°38'02"	71.02'
C5	44.21'	17°02'53"	13.16'

**LINE TABLE**

LINE #	DIRECTION	LENGTH
L1	S89°37'25"W	122.72'
L2	S00°20'39"E	315.43'
L3	N73°49'49"E	15.29'
L4	S38°40'36"E	5.68'
L5	N15°31'41"W	79.52'
L6	S00°22'35"E	3.36'
L7	S89°37'25"W	71.50'
L8	S00°22'35"E	194.50'

EASEMENT LINE TABLE			EASEMENT CURVE TABLE			
LINE #	DIRECTION	LENGTH	CURVE #	RADIUS	DELTA	LENGTH
EL1	N58°56'13"E	12.84'	EC1	45.00'	17°02'45"	13.39'
EL2	N13°48'53"W	65.69'	EC2	30.00'	17°28'32"	9.15'
EL3	N00°00'00"E	71.13'				
EL4	N90°00'00"E	47.83'				
EL5	N00°00'00"E	17.50'				
EL6	N90°00'00"E	12.00'				
EL7	S00°00'00"E	29.50'				
EL8	N90°00'00"W	47.83'				
EL9	S00°00'00"E	57.68'				
EL10	S13°48'53"E	58.41'				
EL11	N16°18'53"W	7.22'				
EL12	N73°41'07"E	12.00'				
EL13	S16°18'53"E	8.64'				
EL14	S73°49'49"W	2.99'				

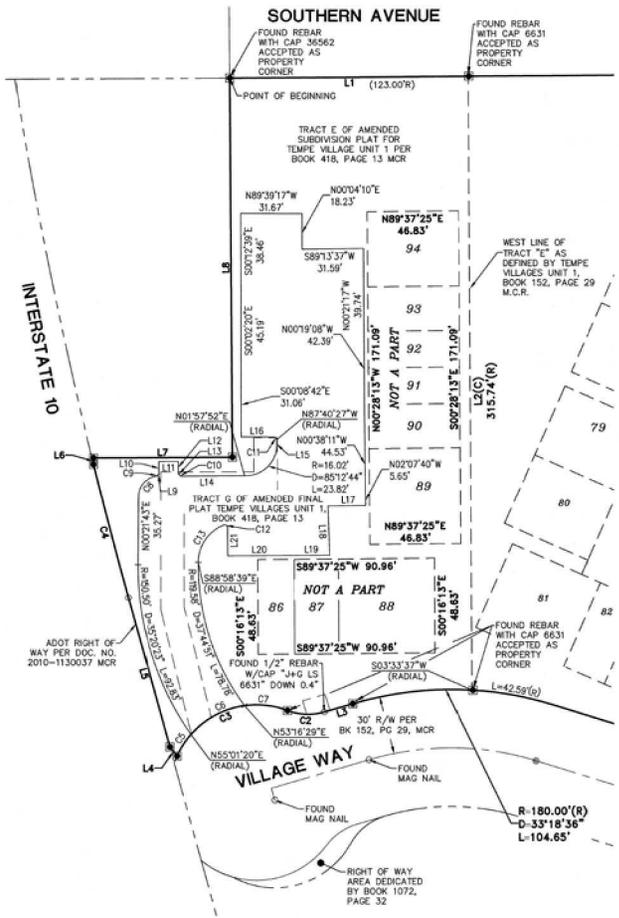


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SBD14009

REC14021

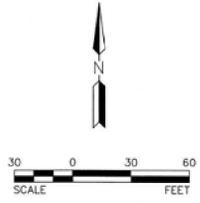
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CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C2	30.00'	36°52'11"	19.30'
C3	44.99'	86°01'58"	67.56'
C4	2490.48'	1°38'02"	71.02'
C5	44.21'	17°02'53"	13.16'
C6	45.00'	40°39'47"	31.94'
C7	45.42'	28°22'21"	22.49'
C8	10.50'	82°06'57"	15.05'
C9	1.00'	82°49'30"	1.45'
C10	1.00'	90°00'00"	1.57'
C11	1.44'	96°20'03"	2.41'
C12	1.50'	110°53'37"	2.90'
C13	20.50'	68°18'32"	24.44'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°37'25"W	122.72'
L2	S00°20'39"E	315.43'
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L5	N15°31'41"W	79.52'
L6	S00°22'35"E	3.35'
L7	S89°37'25"W	71.50'
L8	S00°22'35"E	194.50'
L9	N89°39'10"E	0.50'
L10	N00°22'35"W	6.64'
L11	S89°37'25"W	10.00'
L12	N00°22'35"W	6.62'
L13	S89°39'10"W	0.50'
L14	N89°39'31"E	32.61'
L15	S00°19'32"E	4.23'
L16	S89°40'23"E	16.66'
L17	N89°18'12"E	19.53'
L18	N02°02'21"W	25.26'
L19	S89°37'25"W	18.27'
L20	S89°37'25"W	34.14'
L21	S00°26'09"E	14.30'

- LEGEND**
- FOUND MONUMENT AS NOTED
  - FOUND BRASS CAP IN HAND HOLE
  - ⊙ FOUND BRASS CAP FLUSH
  - SET 1/2" REBAR W/CAP, RLS 19344
  - BRASS CAP FLUSH
  - BOUNDARY LINE
  - - - SECTION LINE
  - - - CENTER LINE
  - - - RIGHT OF WAY
  - - - PARCEL LINE
  - R/W RIGHT-OF-WAY
  - RLS REGISTERED LAND SURVEYOR
  - APN ASSESSOR PARCEL NUMBER
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
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  - (C) CALCULATED
  - (R) RECORD PER BK 418, PG 13, MCR
  - (RI) RECORD PER BK 152, PG 29, MCR
  - 94 UNIT NUMBER
  - ▨ EXCEPTION AREA
  - ★ SUBDIVISION CORNER



DS130758

SBD14009

REC14021

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SBD14009 REC14021

DS130758

STATUS: PROJECT NO.: 1349 DATE: APRIL 2014 SCALE: AS SHOWN DRAWN: DSP APPROVED: KJP

DWG. NO.

FP03

SHT. 3 OF 3

TEMPE VILLAGES UNIT 1 - 2ND AMENDED 1830 WEST VILLAGE WAY TEMPE, ARIZONA

FINAL PLAT

**HILGART WILSON**  
ENGINEER | PLANNING | SURVEY | IMAGE  
2141 E. HIGHLAND AVE., STE. 250 P.O. BOX 490005 PHOENIX, AZ 85016  
www.hilgartwilson.com