DEVELOPMENT PROJECT FILE
for
1010 LEMON

ATTACHMENTS:

1. Location Map

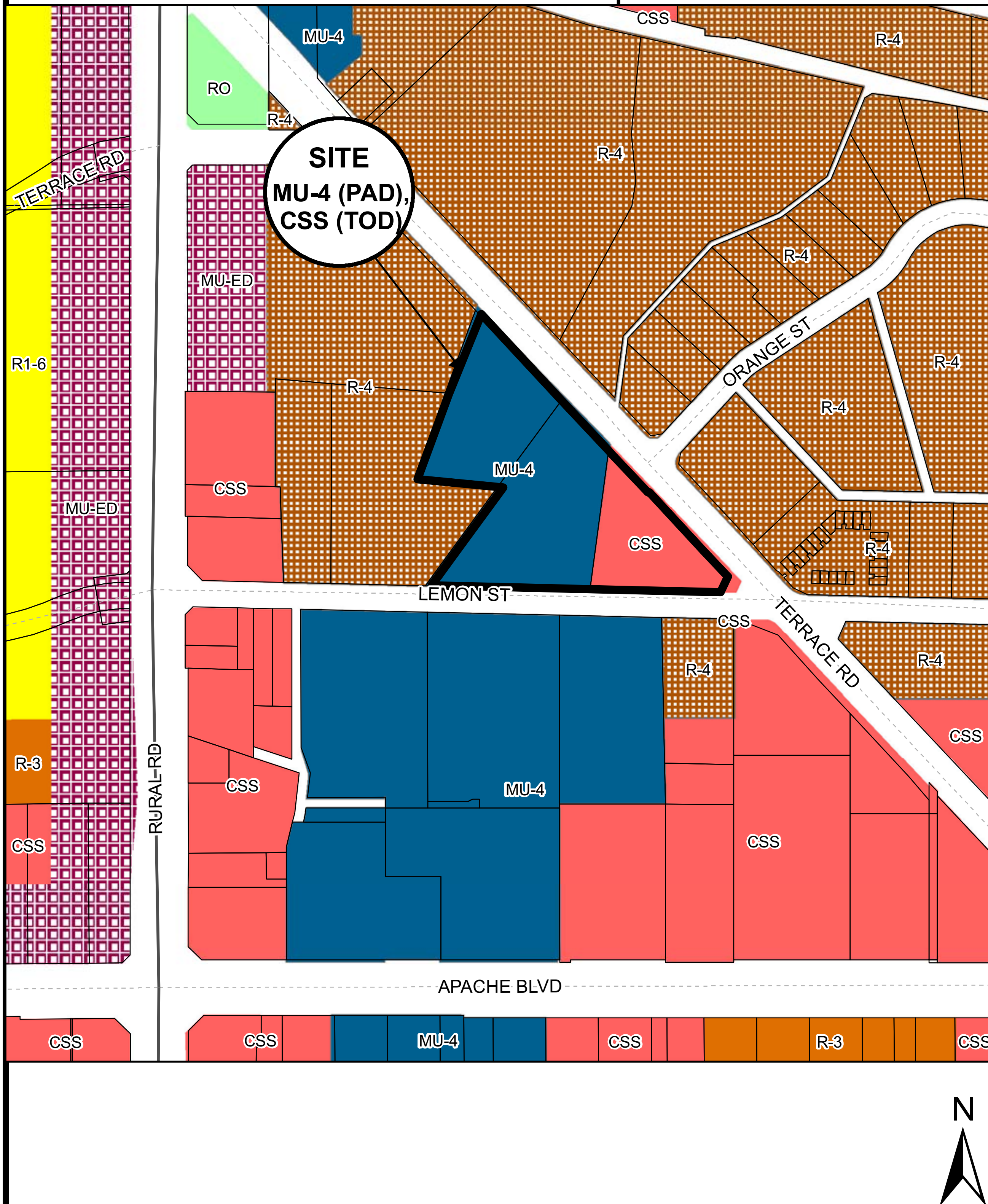
2. Aerial Photo

3-5. Subdivision Plat

Tempe

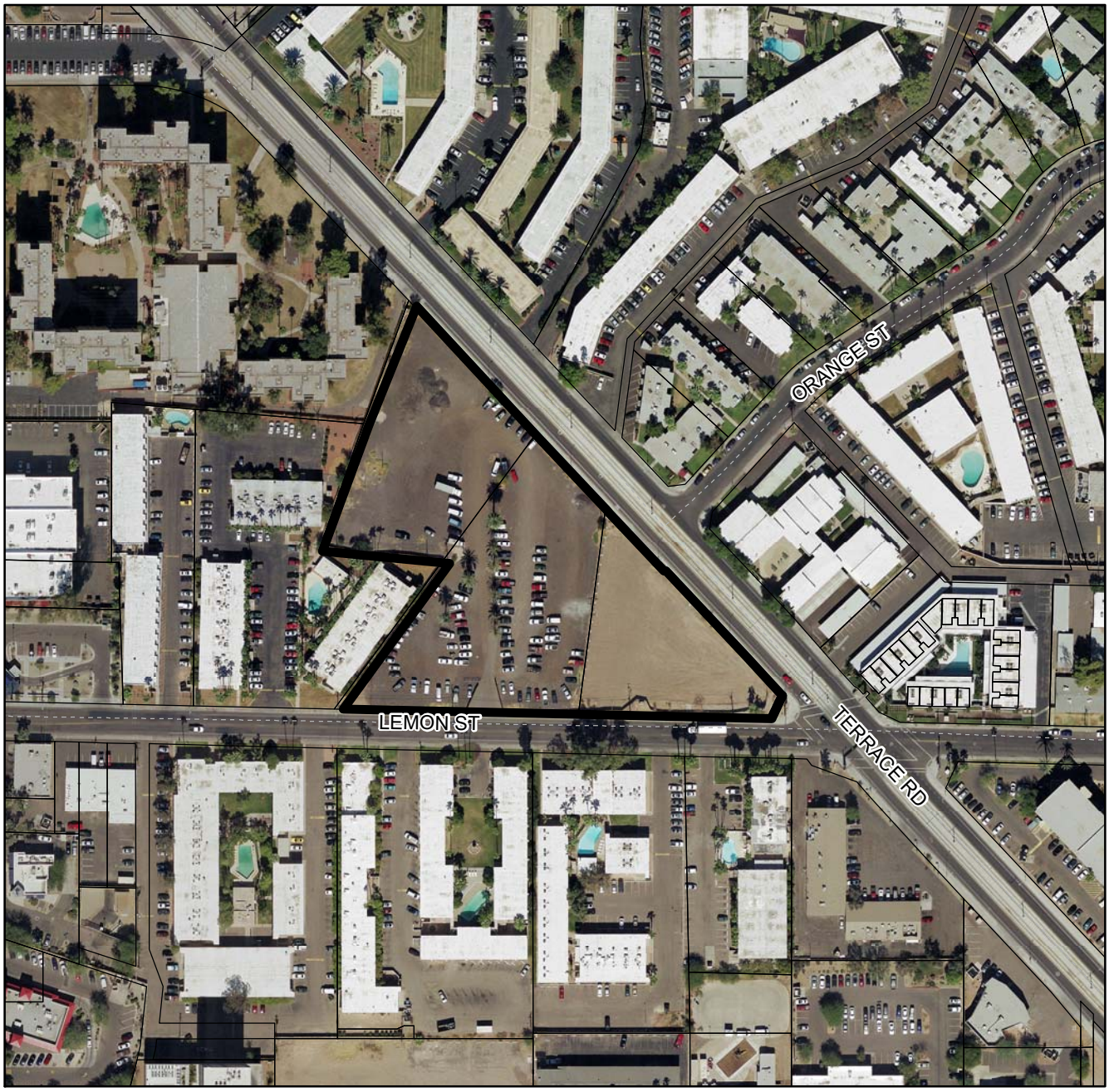
1010 LEMON

PL130034



Location Map

ATTACHMENT 1



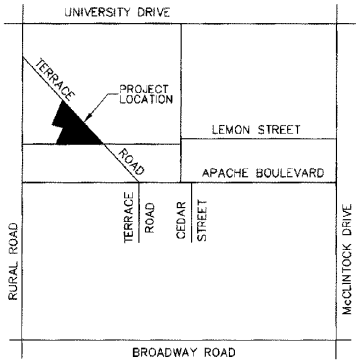
1010 LEMON - PL130034

REPLAT

"1010 LEMON"

A COMMERCIAL SUBDIVISION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



SECTION 23, T1N, R4E
VICINITY MAP
N.T.S.

SURVEYOR'S NOTES

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. NO STRUCTURE OF ANY KIND BE CONSTRUCTED ON, OVER, OR PLACED WITHIN A PUBLIC UTILITY EASEMENT, DRAINAGE EASEMENT, SANITARY SEWER EASEMENT, OR WATER EASEMENT EXCEPT AS NOTED BELOW. PAVING AND REMOVABLE TYPE FENCES, WITH NO CONTINUOUS FOOTING, ARE ALLOWED IN PUBLIC UTILITY EASEMENTS, SEWER EASEMENTS, AND WATER EASEMENTS WITH APPROVAL FROM "THE PLANNING AND DEVELOPMENT DEPARTMENT". NO VEGETATION SHALL BE PLANTED WITHIN ANY EASEMENT WITHOUT PRIOR APPROVAL FROM THE "PLANNING AND DEVELOPMENT DEPARTMENT LANDSCAPE ARCHITECT. PUBLIC SANITARY SEWER OR WATER MAINS SHALL BE PLACED IN THE APPROPRIATE WATER AND SEWER EASEMENT. WATER MAINS THAT ARE PLACED WITHIN AN EASEMENT ARE REQUIRED "TO BE DUCTILE IRON PIPE PER THE WATER SERVICES DEPARTMENT "DESIGN STANDARDS FOR WATER DISTRIBUTION MAIN". IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF TEMPE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING, OR VEGETATION THAT BECOMES DAMAGED OR MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, RECONSTRUCTION, OR REPAIR. THE CITY OF TEMPE, BUT IS NOT REQUIRED TO, CONSTRUCT AND/OR MAINTAIN, AT ITS SOLE DISCRETION, DRAINAGE FACILITIES ON OR UNDER THE LAND IN THE DRAINAGE EASEMENTS.

DEDICATION

STATE OF ARIZONA }
} SS
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS: OASIS INDIAN BEND LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "1010 LEMON", A SUBDIVISION BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "1010 LEMON", A COMMERCIAL SUBDIVISION, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT, STREET AND EASEMENTS CONSTITUTING SAME, AND THAT THE LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT. OASIS INDIAN BEND LLC, AS OWNER, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

IN WITNESS WHEREOF, OASIS INDIAN BEND LLC, AS OWNER, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF _____, ITS _____, THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2013.

NAME: _____
TITLE: OWNER'S REPRESENTATIVE

PROPERTY CLOSURE

SEGMENT #1 : LINE
COURSE: N36°44'30"E LENGTH: 232.19'
SEGMENT #2 : LINE
COURSE: N84°25'30"W LENGTH: 163.21'
SEGMENT #3 : LINE
COURSE: N19°22'30"E LENGTH: 172.56'
SEGMENT #4 : LINE
COURSE: N19°52'30"E LENGTH: 167.54'
SEGMENT #5 : LINE
COURSE: S43°15'33"E LENGTH: 361.63'
SEGMENT #6 : LINE
COURSE: S38°24'03"E LENGTH: 5.83'
SEGMENT #7 : LINE
COURSE: N07°36'00"E LENGTH: 0.65'
SEGMENT #8 : LINE
COURSE: S43°14'15"E LENGTH: 101.32'
SEGMENT #9 : LINE
COURSE: S88°14'15"E LENGTH: 2.83'
SEGMENT #10 : LINE
COURSE: S43°13'35"E LENGTH: 100.06'
SEGMENT #11 : CURVE
LENGTH: 68.44'
RADIUS: 5476.00'
DELTA: 001°07'41"
TANGENT: 34.22'
CHORD: 68.44'
COURSE: S42°40'27"E
COURSE IN: S46°45'42"W
COURSE OUT: N47°53'23"E
SEGMENT #12 : LINE
COURSE: S74°34'40"W LENGTH: 38.21'
SEGMENT #13 : LINE
COURSE: N88°35'00"W LENGTH: 548.30'

PERIMETER: 2013.56'
AREA: 155162 SQ. FT.
ERROR CLOSURE: 0.0141
COURSE: S39°35'55"E
ERROR NORTH: -0.01088 EAST: 0.00900

PRECISION 1: 142806.38

REFERENCES

BOOK 94 OF MAPS, PAGE 20, MARICOPA COUNTY RECORDER
BOOK 99 OF MAPS, PAGE 24, MARICOPA COUNTY RECORDER
BOOK 689 OF MAPS, PAGE 24, MARICOPA COUNTY RECORDER

BASIS OF BEARINGS

THE MONUMENTED CENTERLINE OF LEMON STREET, BEARING SOUTH 88 DEGREES 35 MINUTES 00 SECONDS EAST FROM A BRASS CAP AT THE INTERSECTION OF RURAL ROAD.

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }

BEFORE ME THIS _____ DAY OF _____, 2013, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE _____ OF _____, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT _____ AS _____, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.
IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ EXPIRES _____

SITE AREA

A COMPUTED AREA OF 155,162 SQUARE FEET OR 3.56 ACRES, MORE OR LESS

APPROVALS

APPROVED BY: _____ _____
PLANNING AND DEVELOPMENT DEPARTMENT DATE

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

ATTEST: _____ _____
CITY CLERK DATE

OWNER

STEVEN T. DARAK
OASIS INDIAN BEND, LLC
IMH FINANCIAL CORPORATION
7001 N SCOTTSDALE RD
SUITE 2050
SCOTTSDALE, AZ 85253

CERTIFICATION

THIS PLAT IS ONLY VALID IF IT BEARS THE ORIGINAL SEAL AND INKED SIGNATURE OF THE CERTIFYING PROFESSIONAL LAND SURVEYOR.

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF SEPTEMBER, 2013; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

C. STEVE DURYEA, JR., RLS 31019 _____ DATE _____

SURVEYOR

C. STEVE DURYEA, JR., RLS
7500 N. DREAMY DRAW DRIVE, SUITE 200
PHOENIX, AZ 85020
PHONE: 602-957-1155
EMAIL: steve.duryea@dibblecorp.com

ATTACHMENT 3

Dibble Engineering

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CONTACT: STEVEN T. DARAK

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623.936.2361
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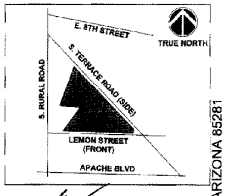
www.norris-design.com

REVISIONS

REV. #	DESCRIPTION	DATE

KEY PLAN



AYERS SAINT GROSS
ARCHITECTS + PLANNERS

DRAWING INFORMATION	
ISSUE DATE:	09/27/2013
SCALE:	AS NOTED
JOB NO.:	21281.00
DRAWN BY:	KEB

PROJECT DESIGN PHASE

CONSTRUCTION DOCUMENTS

DRAWING NAME

1010 LEMON REPLAT

1

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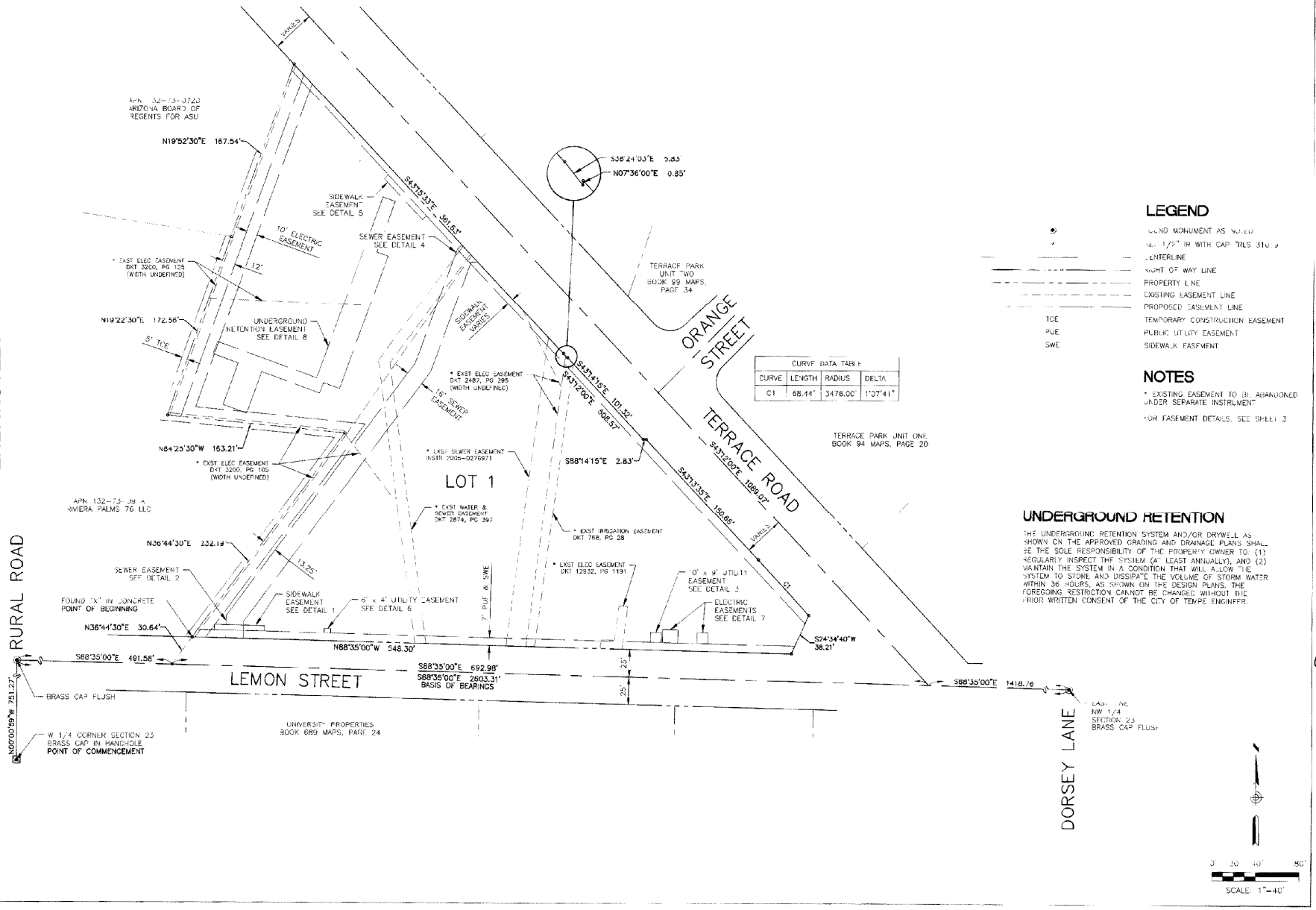
EN#

ATTACHMENT 4



CURVE DATA TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	68.44'	3476.00'	1°07'41"

LEGEND

- FOUND MONUMENT AS NOTED
- SET 1/2" IR WITH CAP "RLS 31019"
- CENTERLINE
- RIGHT OF WAY LINE
- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- TCE — TEMPORARY CONSTRUCTION EASEMENT
- PUE — PUBLIC UTILITY EASEMENT
- SWE — SIDEWALK EASEMENT

NOTES

* EXISTING EASEMENT TO BE ABANDONED UNDER SEPARATE INSTRUMENT

FOR EASEMENT DETAILS, SEE SHEET 3

UNDERGROUND RETENTION

THE UNDERGROUND RETENTION SYSTEM AND/OR DRYWELL AS SHOWN ON THE APPROVED 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 WITHIN 36 HOURS, AS SHOWN ON THE DESIGN PLANS. THE FOREGOING RESTRICTION CANNOT BE CHANGED WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY OF TEMPE ENGINEER.

Dibble Engineering

OASIS INDIAN BEND, LLC
IMH FINANCIAL
7001 N SCOTTSDALE ROAD, SUITE 2050
SCOTTSDALE, AZ 85253

CONTACT: STEVEN T. DARAK

1010 LEMON

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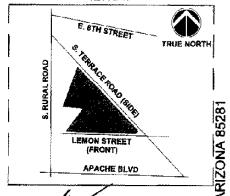
REVISIONS

REV. #	DESCRIPTION	DATE

KEY PLAN



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DRAWING INFORMATION

ISSUE DATE:	09/27/2013
SCALE:	AS NOTED
JOB NO.:	21281.00
DRAWN BY:	KEB

PROJECT DESIGN PHASE

CONSTRUCTION DOCUMENTS

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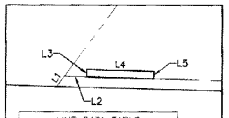
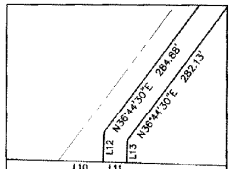
ATTACHMENT 5

Dibble Engineering



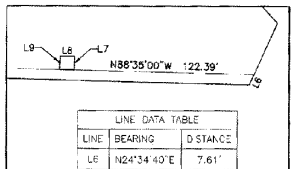
LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N36°44'30"E	8.58'
L2	S88°35'00"E	15.18'
L3	N01°25'00"E	5.00'
L4	S88°35'00"E	46.00'
L5	S01°25'00"W	5.00'

DETAIL 1
SIDEWALK EASEMENT



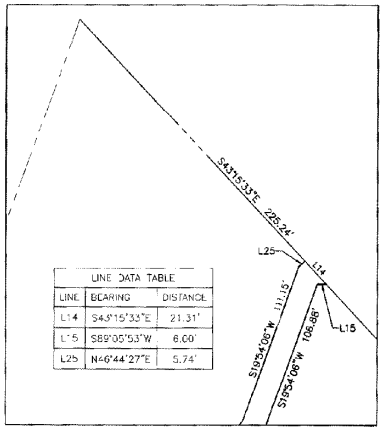
LINE DATA TABLE		
LINE	BEARING	DISTANCE
L10	S88°35'00"E	30.77'
L11	S88°35'00"E	16.00'
L12	N01°15'45"E	20.43'
L13	N01°15'45"E	15.35'

DETAIL 2
SEWER EASEMENT



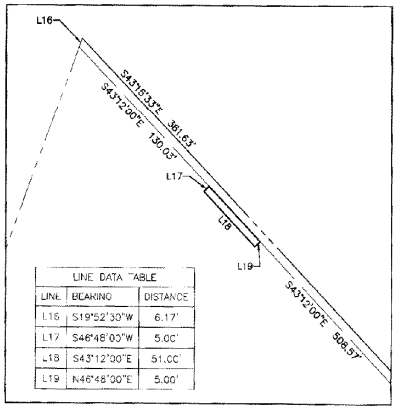
LINE DATA TABLE		
LINE	BEARING	DISTANCE
L6	N24°34'40"E	7.61'
L7	N01°25'00"E	9.00'
L8	N88°35'00"W	10.00'
L9	S01°25'00"W	9.00'

DETAIL 3
UTILITY EASEMENT



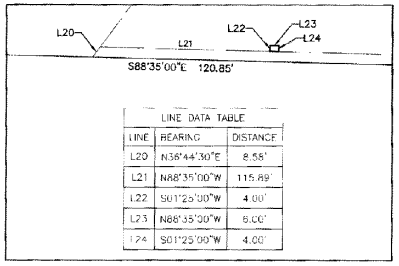
LINE DATA TABLE		
LINE	BEARING	DISTANCE
L14	S43°15'33"E	21.31'
L15	S89°05'53"W	6.00'
L25	N46°44'27"E	5.74'

DETAIL 4
SEWER EASEMENT



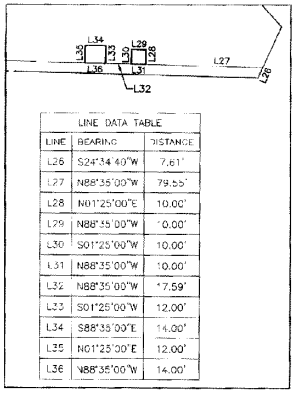
LINE DATA TABLE		
LINE	BEARING	DISTANCE
L16	S19°52'30"W	6.17'
L17	S46°48'00"W	5.00'
L18	S43°12'00"E	51.00'
L19	N46°48'00"E	5.00'

DETAIL 5
SIDEWALK EASEMENT



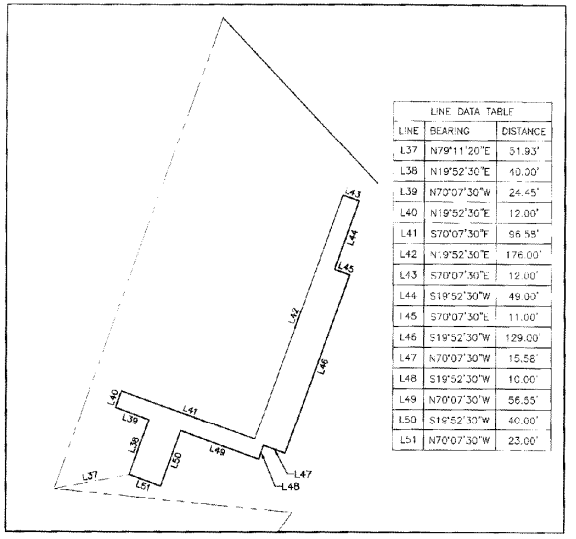
LINE DATA TABLE		
LINE	BEARING	DISTANCE
L20	N36°44'30"E	8.58'
L21	N88°35'00"W	115.89'
L22	S01°25'00"W	4.00'
L23	N88°35'00"W	6.00'
L24	S01°25'00"W	4.00'

DETAIL 6
UTILITY EASEMENT



LINE DATA TABLE		
LINE	BEARING	DISTANCE
L26	S24°34'40"W	7.61'
L27	N88°35'00"W	79.55'
L28	N01°25'00"E	10.00'
L29	N88°35'00"W	10.00'
L30	S01°25'00"W	10.00'
L31	N88°35'00"W	10.00'
L32	N88°35'00"W	17.59'
L33	S01°25'00"W	12.00'
L34	S88°35'00"E	14.00'
L35	N01°25'00"E	12.00'
L36	N88°35'00"W	14.00'

DETAIL 7
ELECTRIC EASEMENTS



LINE DATA TABLE		
LINE	BEARING	DISTANCE
L37	N79°11'20"E	31.93'
L38	N19°52'30"E	10.00'
L39	N70°07'30"W	24.45'
L40	N19°52'30"E	12.00'
L41	S70°07'30"E	96.58'
L42	N19°52'30"E	176.00'
L43	S70°07'30"E	12.00'
L44	S19°52'30"W	49.00'
L45	S70°07'30"E	11.00'
L46	S19°52'30"W	129.00'
L47	N70°07'30"W	15.58'
L48	S19°52'30"W	10.00'
L49	N70°07'30"W	56.55'
L50	S19°52'30"W	40.00'
L51	N70°07'30"W	23.00'

DETAIL 8
UNDERGROUND RETENTION EASEMENT

0 40' 80'
SCALE: 1"=40'

OASIS INDIAN BEND, LLC
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SCOTTSDALE, AZ 85253

CONTACT: STEVEN T. DARAK

1010 LEMON

1010 & 1028 EAST LEMON ST
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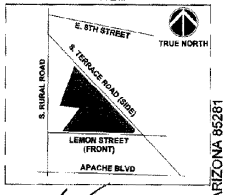
REVISIONS

REV. #	DESCRIPTION	DATE

KEY PLAN



31019
C. STEVE DURYA JR.
Expires 3/31/15

AYERS SAINT GROSS
ARCHITECTS + PLANNERS

DRAWING INFORMATION	
ISSUE DATE:	09/27/2013
SCALE:	AS NOTED
JOB NO.:	21281.00
DRAWN BY:	KEB

PROJECT DESIGN PHASE
CONSTRUCTION DOCUMENTS

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