DEVELOPMENT PROJECT FILE

for

48 COMMONS

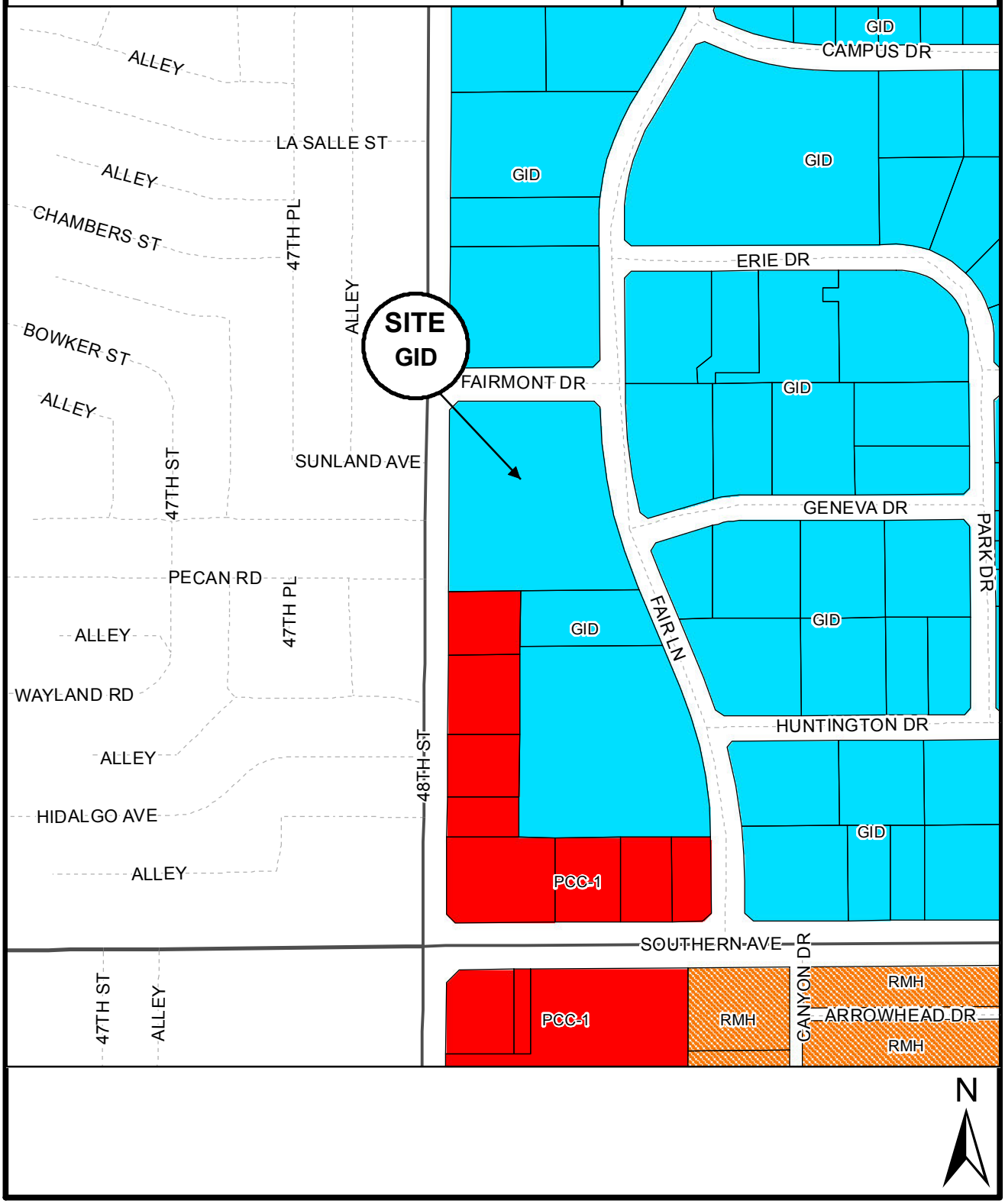
ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Letter of Explanation
4-9. Subdivision Plat

Tempe

48 COMMONS CONDOMINIUM

PL130196



Location Map

48 COMMONS CONDOMINIUM (PL130196)

ALLIANCE LAND SURVEYING, LLC
Professional Land Surveyors in Arizona

Letter of Explanation

May 29, 2013

To whom it may concern,

Alliance Land Surveying, LLC is preparing a Condominium Plat titled "48 Commons Condominium". For the property located at 3005-3025 S. 48th Street, Tempe, AZ.

7900 North 70th Avenue, Suite 104 | Glendale, Arizona 85303
Phone (623) 972-2200 | Fax (623) 972-1616
E-mail: contactus@azals.com

48 COMMONS CONDOMINIUM

A REPLAT OF LOT 126, EATON FREEWAY INDUSTRIAL PARK, ACCORDING TO BOOK 171 OF MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA BEING LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION:

550 WIS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY HAS REPLATTED UNDER THE NAME OF "48 COMMONS CONDOMINIUM", IN COMPLIANCE WITH CONDOMINIUM SECTION 33-1201 THROUGH 33-1270 OF THE ARIZONA REVISED STATUTES, A REPLAT OF LOT 126, EATON FREEWAY INDUSTRIAL PARK, ACCORDING TO BOOK 171 OF MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA BEING LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, HEREBY PUBLISHES THIS PLAT OF "48 COMMONS CONDOMINIUM", AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND BOUNDARIES OF THE CONDOMINIUM AND THE LOCATION, DIMENSION, AND THE BOUNDARY OF THE UNITS AND THAT EACH UNIT SHALL BE KNOWN BY THE NUMBER GIVEN HEREON.

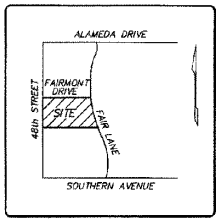
TRACT "A" IS CONSIDERED A COMMON AREA WITH EASEMENTS FOR EMERGENCY SERVICE VEHICLES, FIRE SERVICE, ACCESS, AND REFUSE COLLECTION MORE SPECIFICALLY DESCRIBED WITHIN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR "48 COMMONS CONDOMINIUM".

OWNER:

550 WIS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
2150 E. HIGHLAND AVENUE, SUITE 207
PHOENIX, AZ, 85016

BENCH MARK:

THE BENCHMARK USED FOR THIS SURVEY IS THE BRASS CAP IN HANDHOLE LOCATED THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, CITY OF TEMPE MONUMENT NUMBER 416, HAVING AN ELEVATION OF 1159.14, CITY OF TEMPE DATUM.



VICINITY MAP
NOT TO SCALE

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 FORGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: _____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

550 WIS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY:

BY: _____ DATE: _____

ITS: _____

BASIS OF BEARINGS:

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 29, USING A MEASURED BEARING OF NORTH 00 DEGREES 17 MINUTES 12 SECONDS EAST, AND A RECORD BEARING OF NORTH 00 DEGREES 19 MINUTES 53 SECONDS EAST PER THE CITY OF TEMPE SURVEY CONTROL.

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

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 31020, UNLESS FOUND AND ACCEPTED OR NOTED OTHERWISE.
3. ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.
4. THE LIMITS OF EACH UNIT ARE SPECIFICALLY DESCRIBED WITHIN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR "48 COMMONS CONDOMINIUM". THE BUILDING SQUARE FOOTAGE SHOWN IS BASED ON EXTERIOR MEASUREMENTS OF THE BUILDING FOOTPRINT AT GROUND LEVEL AND IS NOT INTENDED TO REFLECT THE INTERIOR OR LEASEABLE AREA OF ANY BUILDING. THE BUILDING FOOTPRINT AND DIMENSIONS DEPICT THE GENERAL CONFIGURATION OF THE BUILDING(S).

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION):

SEE SHEET 2

CERTIFICATION:

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECT SUPERVISION DURING THE MONTH OF MAY, 2013; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE POSITIONS ARE CORRECTLY SHOWN AND THE SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

-PRELIMINARY-
NOT FOR CONSTRUCTION OR RECORDING
EXPIRES 3/31/15

G. BRYAN GOETZENBERGER, R.L.S. 31020

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 04013C 2165 H, DATED SEPTEMBER 30, 2005. AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

DSXXXXXX SBDXXXXXX RECXXXXX

ATTACHMENT 4

REC1XXXXXX
SBDXXXXXX
DSXXXXXXX

48 COMMONS CONDOMINIUM

ALLIANCE LAND SURVEYING, LLC
STATEWIDE SERVICE IN ARIZONA
www.alliancelandsurveying.com
7900 N. 70th AVENUE SUITE 104 GLENDALE, AZ 85303
TEL (623) 972-2200 FAX (623) 972-1616

SHEET: 1 OF 6 | DATE: 5/28/13 | JOB NO: 13016

48 COMMONS CONDOMINIUM

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION):

LOT 126, EATON FREEWAY INDUSTRIAL PARK, ACCORDING TO BOOK 171 OF MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA;
EXCEPT THAT PORTION LYING WITHIN THE FOLLOWING DESCRIBED PARCEL:
BEGINNING AT THE NORTHEAST CORNER OF LOT 127 OF SAID EATON FREEWAY INDUSTRIAL PARK;
THENCE SOUTH 22 DEGREES 43 MINUTES 10 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 127, A DISTANCE OF 105.80 FEET TO THE POINT OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 936.80 FEET;
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22 DEGREES 04 MINUTES 34 SECONDS, A DISTANCE OF 360.95 FEET TO A POINT WHICH IS 200.00 FEET NORTH OF THE SOUTHERNMOST LINE OF SAID LOT 127 AND WHICH IS THE NORTHEAST CORNER OF PARCEL NO. 1 OF DOCKET 12985, PAGE 1135, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE SOUTH 89 DEGREES 37 MINUTES 25 SECONDS WEST ALONG THE NORTH LINE OF PARCEL NO'S. 1, 2, 3 AND 4 OF AFOREMENTIONED DOCKET 12985, PAGE 1135, A DISTANCE OF 452.02 FEET TO A POINT WHICH IS 170.00 FEET EAST OF THE WEST LINE OF SAID LOT 127 AND WHICH IS ALSO THE SOUTHEAST CORNER OF PARCEL NO. 5 OF AFOREMENTIONED DOCKET 12985, PAGE 1135;
THENCE NORTH 00 DEGREES 17 MINUTES 12 SECONDS EAST ALONG THE EAST LINE OF AFOREMENTIONED DOCKET 12985, PAGE 1135 AND WHICH IS 170.00 FEET EAST OF THE WEST LINE OF SAID LOT 127, A DISTANCE OF 449.64 FEET TO A POINT ON THE COMMON LINE OF SAID LOT 127 AND LOT 126 OF SAID EATON FREEWAY INDUSTRIAL PARK;
THENCE CONTINUE NORTH 00 DEGREES 17 MINUTES 12 SECONDS EAST, A DISTANCE OF 130.38 FEET;
THENCE SOUTH 89 DEGREES 42 MINUTES 48 SECONDS EAST, A DISTANCE OF 282.55 FEET TO A POINT ON THE EAST LINE OF SAID LOT 126;
THENCE SOUTH 22 DEGREES 43 MINUTES 10 SECONDS EAST, A DISTANCE OF 137.41 FEET TO THE POINT OF BEGINNING; AND
EXCEPT THAT PORTION LYING WITHIN THE FOLLOWING DESCRIBED PARCEL:
COMMENCING AT THE WESTERNMOST SOUTHWEST CORNER OF SAID LOT 127;
THENCE NORTH 00 DEGREES 17 MINUTES 12 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 127, A DISTANCE OF 612.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING AT NORTH 00 DEGREES 17 MINUTES 12 SECONDS EAST, A DISTANCE OF 17.64 FEET TO THE NORTHWEST CORNER OF SAID LOT 127 WHICH IS ALSO THE SOUTHWEST CORNER OF SAID LOT 126;
THENCE CONTINUING AT NORTH 00 DEGREES 17 MINUTES 12 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 126, A DISTANCE OF 132.36 FEET;
THENCE SOUTH 89 DEGREES 42 MINUTES 48 SECONDS EAST, A DISTANCE OF 170.00 FEET;
THENCE SOUTH 00 DEGREES 17 MINUTES 12 SECONDS WEST, A DISTANCE OF 130.38 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 126;
THENCE CONTINUING AT SOUTH 00 DEGREES 17 MINUTES 12 SECONDS WEST A DISTANCE OF 19.62 FEET;
THENCE NORTH 89 DEGREES 42 MINUTES 48 SECONDS WEST, A DISTANCE OF 170.00 FEET TO THE TRUE POINT OF BEGINNING.

LENDER RATIFICATION:

_____ HAS AN INTEREST IN SAID REAL PROPERTY AND HEREBY CONSENTS TO AND RATIFIES THE EXECUTION AND RECORDATION OF THE PLAT FOR "48 COMMONS CONDOMINIUM" AND THE DEDICATIONS SHOWN HEREON.

BY:_____ DATE:_____

ITS:_____

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 FORGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY:_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

-PRELIMINARY-
NOT FOR CONSTRUCTION OR RECORDING
EXPIRES 3/31/15

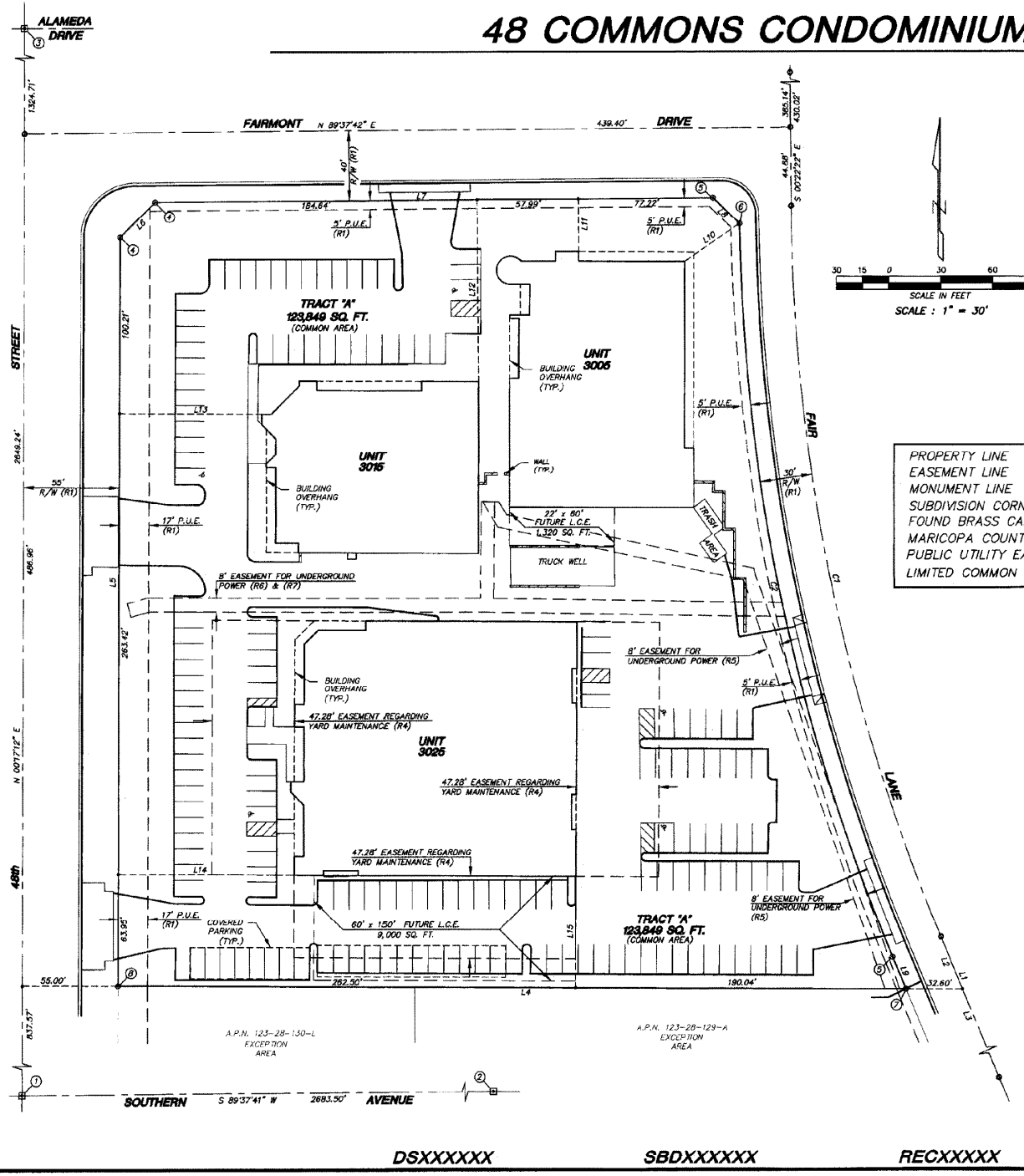
DSXXXXXX SBDXXXXXX RECXXXXX

48 COMMONS CONDOMINIUM

ALLIANCE LAND SURVEYING, LLC
STATEWIDE SERVICE IN ARIZO
www.alliancelandsurveying.com
7900 N. 70th AVENUE TEL. (623) 972-
SUITE 104 FAX (623) 97
GLENDALE, AZ 85303

SHEET: 2 OF 6 | DATE: 5/28/13 | JOB NO: 130116

48 COMMONS CONDOMINIUM



MONUMENT TABLE	
(1)	SW. COR. SEC. 29 – FND BRASS CAP IN HANDHOLE
(2)	S. 1/4 COR. SEC. 29 – FND BRASS CAP IN HANDHOLE
(3)	W. 1/4 COR. SEC. 29 – FND BRASS CAP IN HANDHOLE
(4)	SET 1/2" REBAR W/CAP L.S. 31020
(5)	FND 1/2" REBAR NO I.D. SET CAP L.S. 31020
(6)	FND 1/2" REBAR NO I.D. SET CAP L.S. 31020 – ALSO FN 1/2" REBAR NO I.D., S. 58°32'04" W., 0.18'
(7)	SET PK NAIL & WASHER L.S. 31020
(8)	SET 1/2" REBAR W/CAP L.S. 31020 – ALSO FND 1/2" REBAR NO I.D., S. 45°48'10" W., 0.37'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LEN
C1	1100.00'	429.00'	22°20'43"	N 11°33'53" W	426.28'
C2	1130.00'	430.60'	21°50'00"	N 11°49'16" W	428.00'

LEGEND

PROPERTY LINE	
EASEMENT LINE	
MONUMENT LINE	
SUBDIVISION CORNER PIN TO BE SET (OR FOUND AS NOTED)	⊕
FOUND BRASS CAP FLUSH	⊡
MARICOPA COUNTY RECORDER	M.C.R.
PUBLIC UTILITY EASEMENT	P.U.E.
LIMITED COMMON ELEMENT	L.C.E.

LINE	BEARING	DIST.
L1	S 22°45'14" E	26.
L2	S 22°45'14" E	.3
L3	S 22°45'14" E	23.
L4	N 89°43'07" W	45.
L5	N 00°17'12" E	42.
L6	N 44°57'27" E	2.
L7	N 89°37'42" E	31.
L8	S 45°27'54" E	2.
L9	S 22°45'14" E	1.
L10	N 55°36'26" E	3.
L11	N 00°22'18" W	3.
L12	N 00°22'18" W	10.
L13	N 89°42'48" W	8.
L14	N 89°42'48" W	10.
L15	S 00°16'53" W	6.

AREA TABLE:

TRACT "A":	126,568	SQ. FT.
UNIT 3005:	13,970	SQ. FT.
UNIT 3015:	10,937	SQ. FT.
UNIT 3025:	22,480	SQ. FT.
48 COMMONS CONDOMINIUM (TOTAL)	173,955	SQ. FT.
	3.993	ACRES

REFERENCE DOCUMENTS:

(R1) PLAT PER BOOK 171, PAGE 31, M.C.R.
(R2) R.O.S. PER BOOK 785, PAGE 42, M.C.R.
(R3) R.O.S. PER BOOK 854, PAGE 42, M.C.R.
(R4) DOC. NO. 1983-517317, M.C.R.
(R5) DOC. NO. 1985-038848, M.C.R.
(R6) DOC. NO. 2000-0390738, M.C.R.
(R7) DOC. NO. 2000-0390739, M.C.R.

-PRELIMINARY-
NOT FOR CONSTRUCTION OR RECORDING
EXPIRES 3/31/15

DSXXXXXX SBDXXXXXX RECXXXXX

48 COMMONS CONDOMINIU

ALLIANCE LAND SURVEYING, LLC

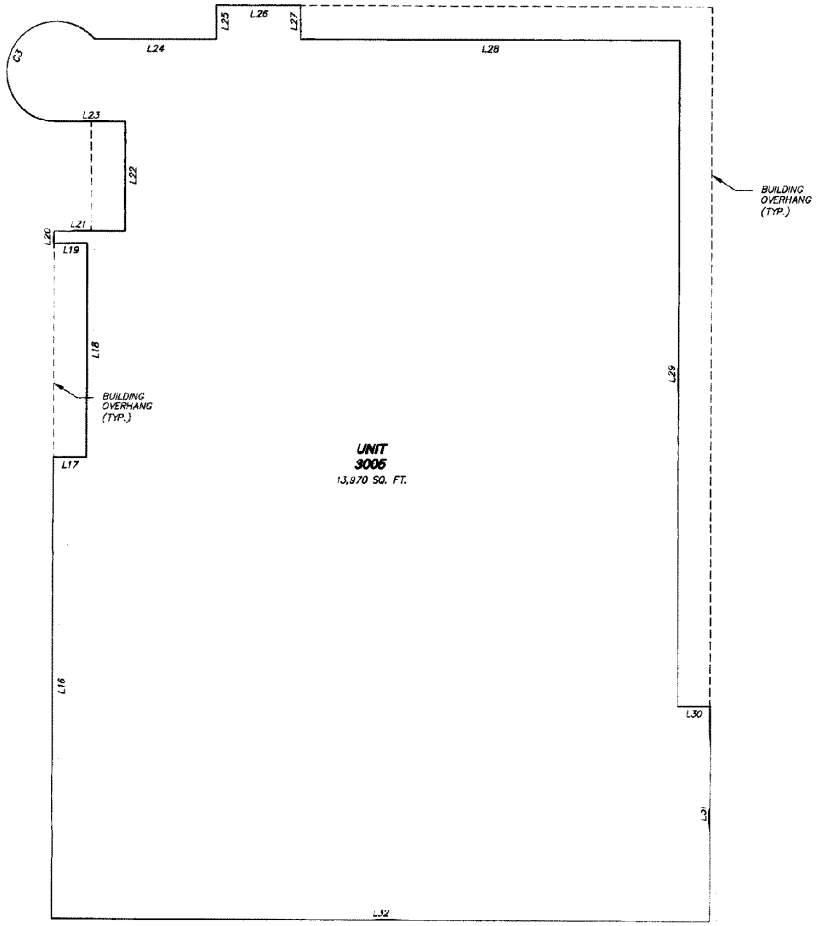
STATEWIDE SE
www.alliance

7900 N. 70th AVEN
SUITE 104
GLENDALE, AZ 85

SHEET: 3 OF 6 | DATE: 5/28/13 | JOB N

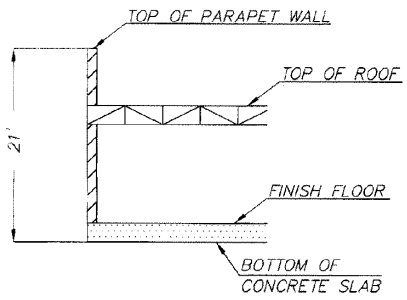
ATTACHMENT 6

48 COMMONS CONDOMINIUM



TYPICAL ELEVATION

N.T.S.



C3	8.00'	31.97'	228°59'08"	N 24°43'22" E	14.56'

LINE	BEARING	DISTANCE
L16	N 00°13'48" E	73.40'
L17	S 89°46'12" E	5.35'
L18	N 00°13'48" E	34.00'
L19	N 89°46'12" W	5.35'
L20	N 00°13'48" E	2.00'
L21	S 89°46'12" E	11.35'
L22	N 00°13'48" E	17.35'
L23	N 89°46'12" W	11.00'
L24	S 89°46'12" E	19.51'
L25	N 00°13'48" E	5.40'
L26	S 89°46'12" E	13.35'
L27	S 00°13'48" W	5.40'
L28	S 89°46'12" E	60.65'
L29	S 00°13'48" W	106.00'
L30	S 89°46'12" E	5.40'
L31	S 00°13'48" W	34.00'
L32	N 89°46'12" W	105.30'

-PRELIMINARY-
NOT FOR CONSTRUCTION OR RECORDING
EXPIRES 3/31/15

ATTACHMENT 7

REC1XXXXX
SBDXXXXX
DSXXXXXX

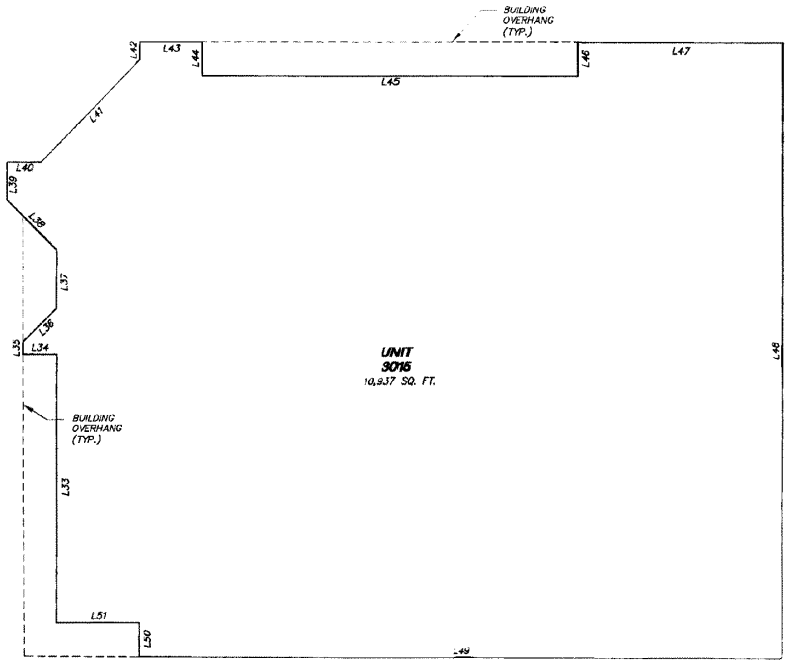
DSXXXXXX SBDXXXXXX RECXXXXX

48 COMMONS CONDOMINIUM

ALLIANCE LAND SURVEYING, LLC
STATEWIDE SERVICE IN ARIZONA
www.alliancelandsurveying.com
7900 N. 70th AVENUE SUITE 104 GLENDALE, AZ 85303
TEL (623) 972-2200 FAX (623) 972-1616

SHEET: 4 OF 6 | DATE: 5/28/13 | JOB NO: 130115

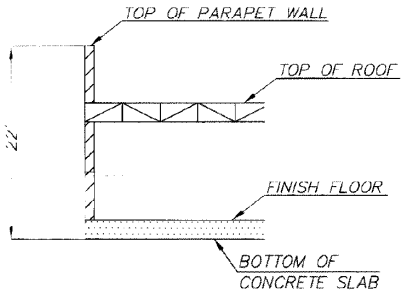
48 COMMONS CONDOMINIUM



ATTACHMENT 8

TYPICAL ELEVATION

N.T.S.



LINE	BEARING	DISTANCE
L33	N 00°17'52" E	42.80'
L34	N 89°42'08" W	5.40'
L35	N 00°17'52" E	2.00'
L36	N 45°17'52" E	7.55'
L37	N 00°17'52" E	9.35'
L38	N 44°42'08" W	11.25'
L39	N 00°17'52" E	6.00'
L40	S 89°42'08" E	5.40'
L41	N 44°37'10" E	22.71'
L42	N 00°17'52" E	2.80'
L43	S 89°42'08" E	10.00'
L44	S 00°17'52" W	3.40'
L45	S 89°42'08" E	60.00'
L46	N 00°17'52" E	5.40'
L47	S 89°42'08" E	32.70'
L48	S 00°17'52" W	97.89'
L49	N 89°42'08" W	102.60'
L50	N 00°17'52" E	5.40'
L51	N 89°42'08" W	13.35'

-PRELIMINARY-
NOT FOR
CONSTRUCTION
OR RECORDING
EXPIRES 3/31/15

DSXXXXXX SBDXXXXXX RECXXXXX

48 COMMONS CONDOMINIUM

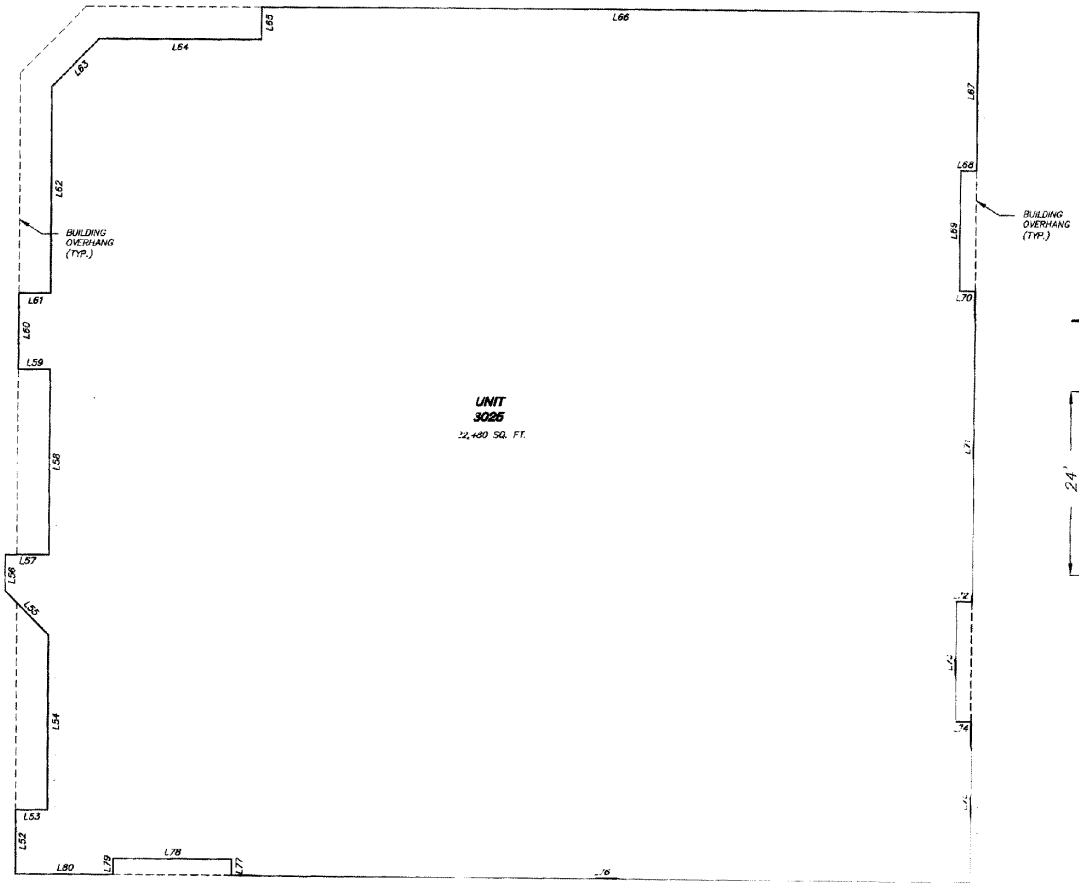
ALLIANCE
LAND SURVEYING, LLC

STATEWIDE SERVICE IN ARIZO
www.alliancelandsurveying.com

7900 N. 70th AVENUE TEL (623) 972-
SUITE 104 FAX (623) 972-
GLENDALE, AZ 85303

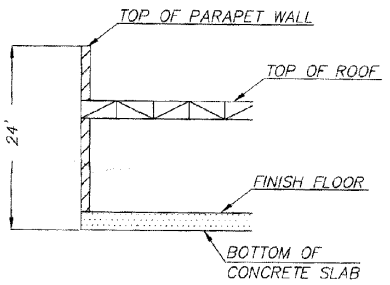
SHEET: 5 OF 6 | DATE: 6/26/15 | JOB NO: 130115

48 COMMONS CONDOMINIUM



TYPICAL ELEVATION

N.T.S.



LINE	BEARING	DISTANCE
L52	N 00°20'53" E	10.70'
L53	S 89°39'07" E	5.35'
L54	N 00°20'53" E	29.30'
L55	N 44°39'07" W	10.35'
L56	N 00°20'53" E	6.00'
L57	S 89°39'07" E	7.40'
L58	N 00°20'53" E	31.30'
L59	N 89°39'07" W	5.35'
L60	N 00°20'53" E	12.70'
L61	S 89°39'07" E	5.35'
L62	N 00°20'53" E	34.60'
L63	N 45°20'53" E	11.30'
L64	S 89°39'07" E	27.30'
L65	N 00°20'53" E	5.40'
L66	S 89°39'07" E	120.68'
L67	S 00°20'53" W	26.65'
L68	N 89°39'07" W	2.70'
L69	S 00°20'53" W	20.00'
L70	S 89°39'07" E	2.70'
L71	S 00°20'53" W	52.05'
L72	N 89°39'07" W	2.70'
L73	S 00°20'53" W	20.00'
L74	S 89°39'07" E	2.70'
L75	S 00°20'53" W	26.61'
L76	N 89°39'07" W	124.70'
L77	N 00°20'53" E	2.70'
L78	N 89°39'07" W	20.00'
L79	S 00°20'53" W	2.70'
L80	N 89°39'07" W	16.70'

-PRELIMINARY-
NOT FOR CONSTRUCTION OR RECORDING
EXPIRES 3/31/15

DSXXXXXX SBDXXXXXX RECXXXXX

DSXXXXXX SBDXXXXX RECIXXXXX

ATTACHMENT 9

48 COMMONS CONDOMINIUM
ALLIANCE LAND SURVEYING, LLC
STATEWIDE SERVICE IN ARIZONA
www.alliancelandsurveying.com
7900 N. 70th AVENUE TEL (623) 972-2200
SUITE 104 FAX (623) 972-1616
GLENDALE, AZ 85303

SHEET: 6 OF 6 | DATE: 5/28/13 | JOB NO: 130115