



DEVELOPMENT PROJECT FILE
for
SCOTTSDALE 202

ATTACHMENTS:

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

SCOTTSDALE 202

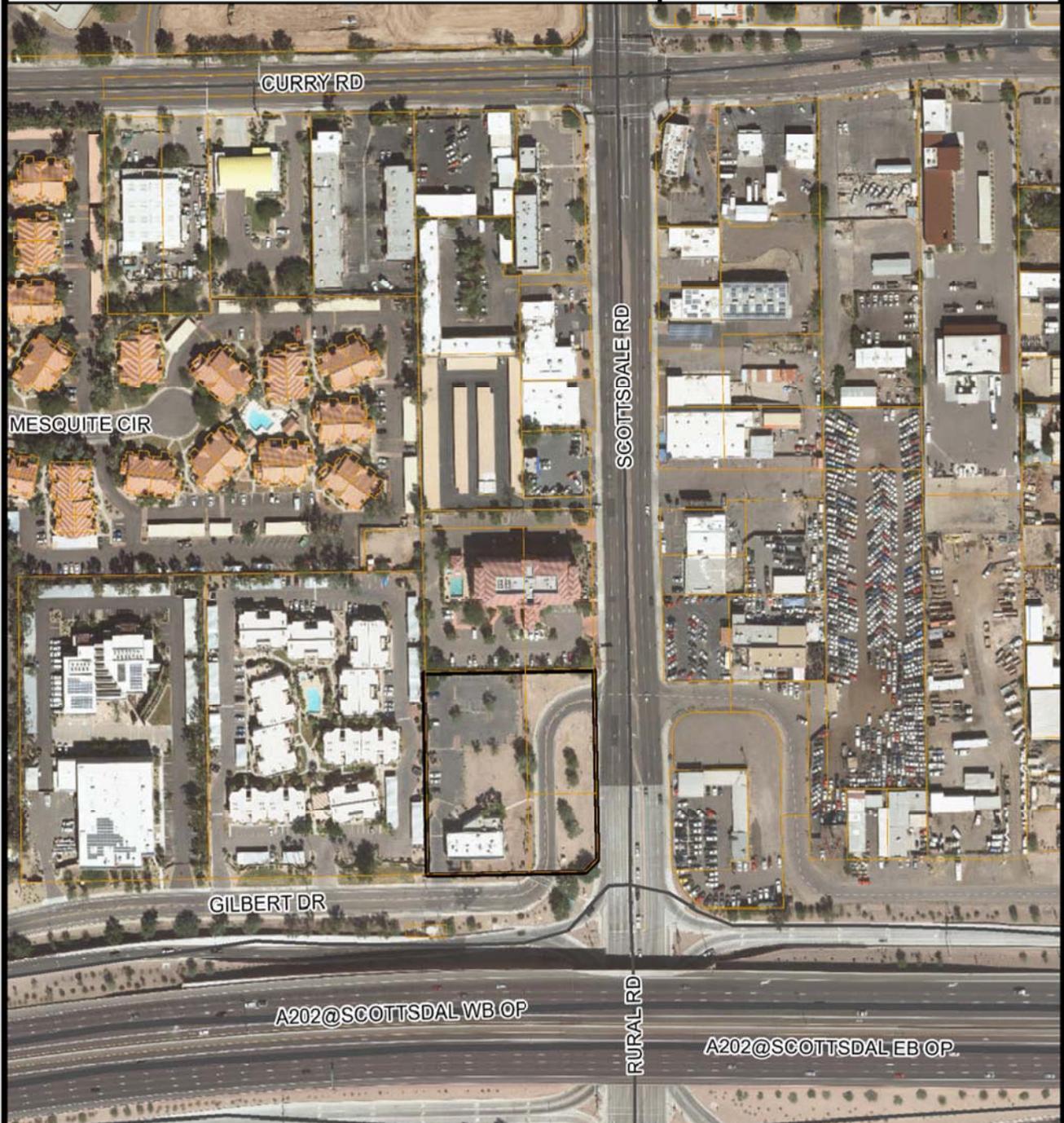
PL160188



Location Map

SCOTTSDALE 202

PL160188



Aerial Map



6/3/16

City of Tempe

Re: Letter of Explanation
Scottsdale Rd. and Loop 202 Final Plat

Dear City of Tempe Staff,

Vintage Partners is excited to submit our Final Plat for our project at the northwest corner of Scottsdale Rd. and the Loop 202 freeway. With the approved Plat, and the relocated Gilbert Drive, this newly created 1.5 acre commercial lot will be positioned to contribute to the economic vitality of Tempe's Loop 202 corridor.

Since the construction of the Scottsdale Rd. and Loop 202 intersection, this corner has suffered from poor visibility and poor access. The existing development has been shuttered for many years. Early in 2015, Vintage Partners began working with ADOT and senior City leadership to introduce the idea of relocating Gilbert Drive through a series of abandonments, new road construction and ultimately the creation of the new lot. ADOT completed their work in the summer of 2015 with the abandonment of their section of Gilbert Drive to the City of Tempe. Vintage Partners and the City worked together in the second half of 2015 to structure a development agreement that detailed how the two parties would work together to plat the property, finalize construction plans for a relocated Gilbert Drive, and complete the contemplated exchange of property that would result in the creation of the new lot and the dedication of "new" Gilbert Drive.

The Tempe City Council approved the Development Agreement on December 3rd 2015. With our submittal of this Site Plan and Preliminary Plat, we are taking the first steps to fulfill our commitments in the Development Agreement and ready this parcel for development.

On May 10th we received DRC approval of our preliminary plat and have now demolished the boarded up building that was on the site. We are ready to finalize our Final Plat and begin construction of relocated Gilbert Drive.

Best regards,

David C. Scholl

FINAL PLAT FOR SCOTTSDALE 202

A PORTION OF SECTION 10 AND SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION:

VP SCOTTSDALE & 202, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER; HAS PLATTED UNDER THE NAME OF "SCOTTSDALE 202", (IN COMPLIANCE WITH CONDOMINIUM SECTION 33-1201 THROUGH 33-1270 OF THE ARIZONA REVISED STATUTES), LOCATED WITHIN PORTIONS OF SECTION 10 AND SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT OF "SCOTTSDALE 202" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, TRACTS AND EASEMENTS CONSTITUTING THE SAME AND THAT EACH LOT AND STREET 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.

ACKNOWLEDGEMENT:

ON THIS _____ DAY OF _____, 2016, 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.

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

BY: _____ NOTARY PUBLIC MY COMMISSION EXPIRES _____
 BY: _____ DATE _____
 ITS: MANAGER

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION):

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10 SITUATED WITHIN TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 365.00 FEET OF THE WEST HALF OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10, ALONG WITH;

THE SOUTH 365.00 FEET OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 55.00 FEET; AND EXCEPT THE SOUTH 40.00 FEET;

AND EXCEPT THAT PART OF THE SOUTHEAST QUARTER OF SECTION 10 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 55.00 FEET WEST OF AND 40.00 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER;
 THENCE NORTH ALONG A LINE PARALLEL TO AND 55.00 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER, A DISTANCE OF 20.00 FEET;
 THENCE SOUTHWESTERLY TO A POINT ON A LINE PARALLEL TO AND 40.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER, SAID POINT BEING 20.00 FEET WEST OF THE POINT OF BEGINNING;
 THENCE TO THE POINT OF BEGINNING.

OWNER/DEVELOPER:

VINTAGE DEVELOPMENT, LLC
 2502 E. CAMELBACK ROAD; STE. 214
 PHOENIX, ARIZONA 85016
 PHONE: (602)459-9924
 EMAIL: david@vintagevp.com
 CONTACT: DAVID SCHOLL

BENCHMARK:

ARIZONA DEPARTMENT OF TRANSPORTATION BRASS CAP IN HANDHOLE LOCATED AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 4 EAST. CITY OF TEMPE CONTROL POINT # 172. ELEVATION = 1161.86 (CITY OF TEMPE DATUM; NGVD 29)

BASIS OF BEARING:

SOUTH LINE OF SE 1/4, SECTION 10 = S88°50'09"W (PER FIELD SURVEY)
 PER CITY OF TEMPE = S88°50'38"W

APPROVAL:

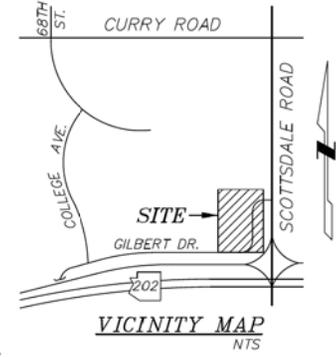
APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS _____ DAY OF _____ 2016.

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 OCTOBER, 2015; 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.

BY: _____ DATE _____
 BRUCE BROWN, R.L.S. 60468



LEGEND:

- A.P.N. ASSESSORS PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- o FOUND 1/2" REBAR (UNLESS OTHERWISE NOTED)
- FOUND SURVEY MONUMENT AS NOTED
- R/W RIGHT OF WAY
- SET BRASS CAP FLUSH
- SET 1/2" REBAR CAPPED 42137
- ADOT o ADOT R.O.W. MONUMENT
- RIGHT OF WAY LINE
- PROPERTY LINE
- SUBDIVISION LINE
- EASEMENT LINE

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 60468.
3. ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFFSITE 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.

FLOOD PLAIN CERTIFICATION:

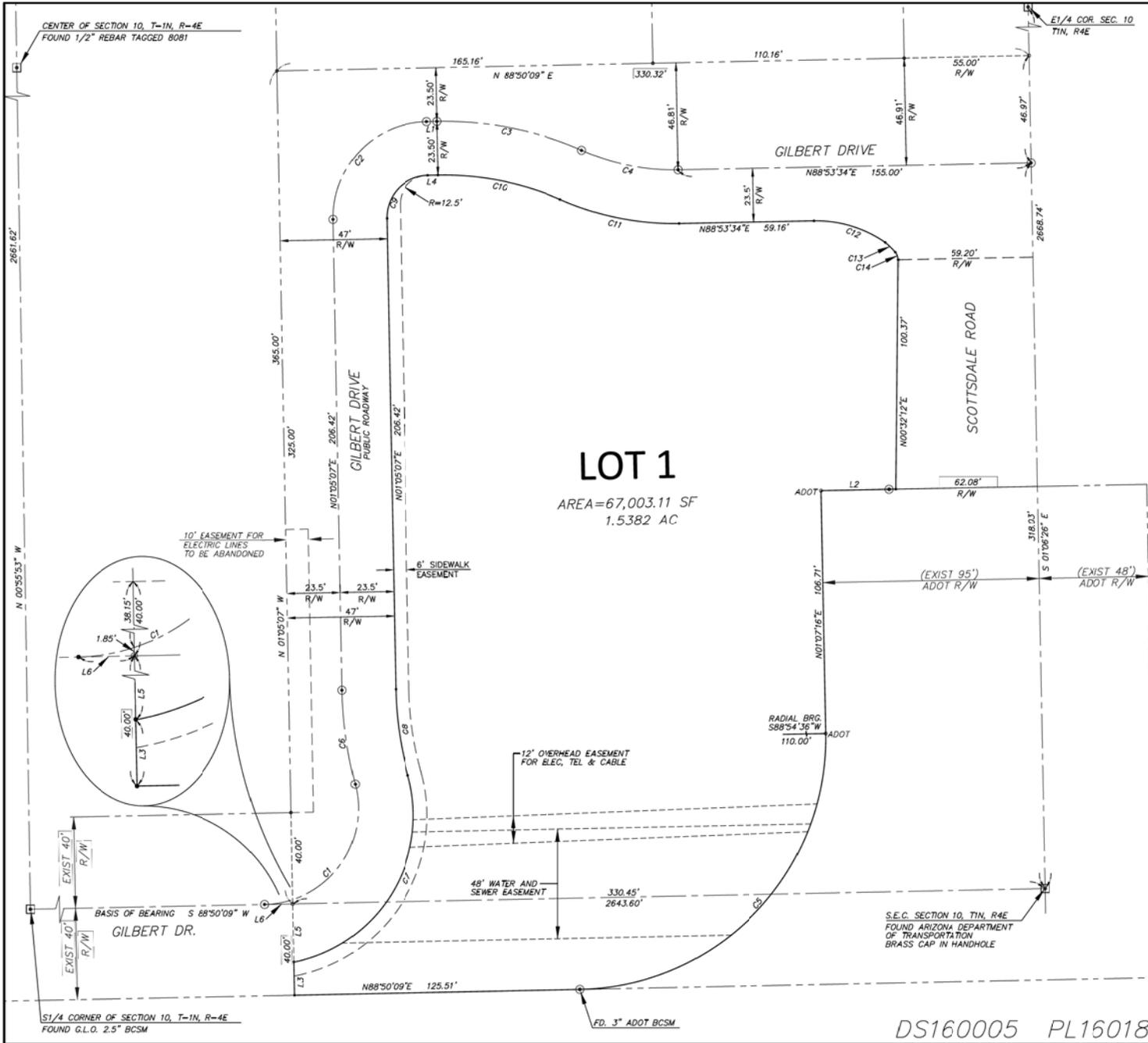
ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 04013C2245 L, DATED OCTOBER 16, 2013, THIS SITE IS IN ZONE X, DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 2 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

REGISTERED LAND SURVEYOR

ENGINEERING AND ENVIRONMENTAL CONSULTANTS, INC.
 4625 E. FORT LOWELL ROAD
 TUCSON, ARIZONA 85712
 PHONE: (520) 321-4625
 EMAIL: bbrown@eecorp.com
 CONTACT: BRUCE BROWN



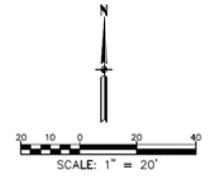
| | | |
|---|--|--|
| SHEET TITLE | PROJECT TITLE | |
| REC16113 | FINAL PLAT | |
| PL160188 | SCOTTSDALE 202 | 772 N. SCOTTSDALE F. ROAD, TEMPE, AZ |
| DS160005 | LOCATED IN SECTION 10 | T 1 N. R. 4 E. GILBERT, MARICOPA COUNTY, ARIZONA |
| | EEC Engineering and Environmental Consultants, Inc. 7740 N. 16th Street, Suite 135 Phoenix, Arizona 85020 Tel: 602.248.7502 Fax: 602.248.7551 | CRE DATE DESCRIPTION NEW DATE |
| DESIGN BY: JMC DRAWN BY: JAR CHECKED BY: JMC DATE: FEBRUARY 2016 SCALE: REC NO: 15533 DRAWING NO: | 1 OF 2 | |



LOT 1
 AREA=67,003.11 SF
 1.5382 AC

| # | BEARING | DISTANCE |
|---|-------------|----------|
| 1 | N88°50'09"E | 4.54' |
| 2 | N88°51'44"E | 32.96' |
| 3 | N01°09'51"W | 14.50' |
| 4 | N88°50'09"E | 4.54' |
| 5 | N01°09'51"W | 25.50' |
| 6 | S88°50'09"W | 12.32' |

| # | DELTA | RADIUS | LENGTH |
|----|------------|---------|---------|
| 1 | 103°33'51" | 42.00' | 75.92' |
| 2 | 89°55'16" | 42.00' | 65.92' |
| 3 | 24°56'22" | 150.00' | 65.29' |
| 4 | 24°52'57" | 100.00' | 43.43' |
| 5 | 88°55'33" | 110.00' | 172.65' |
| 6 | 13°38'35" | 175.00' | 41.67' |
| 7 | 94°13'13" | 65.50' | 107.71' |
| 8 | 14°28'06" | 151.50' | 38.26' |
| 9 | 89°55'16" | 18.50' | 29.03' |
| 10 | 24°56'22" | 126.50' | 55.06' |
| 11 | 24°52'57" | 123.50' | 53.63' |
| 12 | 35°41'26" | 53.50' | 33.33' |
| 13 | 107°13'54" | 34.26' | 6.12' |
| 14 | 41°08'00" | 5.00' | 3.59' |



DS160005 PL160188 REC16113

| | | | |
|--|-------------|---|---|
| DATE | DESCRIPTION | SCOTTSDALE 202 772 N. SCOTTSDALE ROAD, TEMPE, AZ LOCATED IN SECTION 10 T 1 N, R 4 E, GDSBK, MARICOPA COUNTY, ARIZONA | REV |
| | | | |
| | | | |
| | | | |
| | | | |
| PROJECT TITLE | | FINAL PLAT | SHEET TITLE |
| civil engineering • land development surveying • civil and mechanical transportation | | | EBC Engineering and Environmental Consultants, Inc. 7740 N. 16th Street, Suite 135 Phoenix, Arizona 85020 TEL 602.248.7502 FAX 602.248.7501 |
| | | | EXPIRES 9-30-2018 DESIGN BY: JMC DRAWN BY: JAR CHECKED BY: JMC DATE: FEBRUARY 2016 SCALE: |
| REC NO: 15533 DRAWING NO: | | | 2 OF 2 |

DS160005 PL160188 REC 16113