



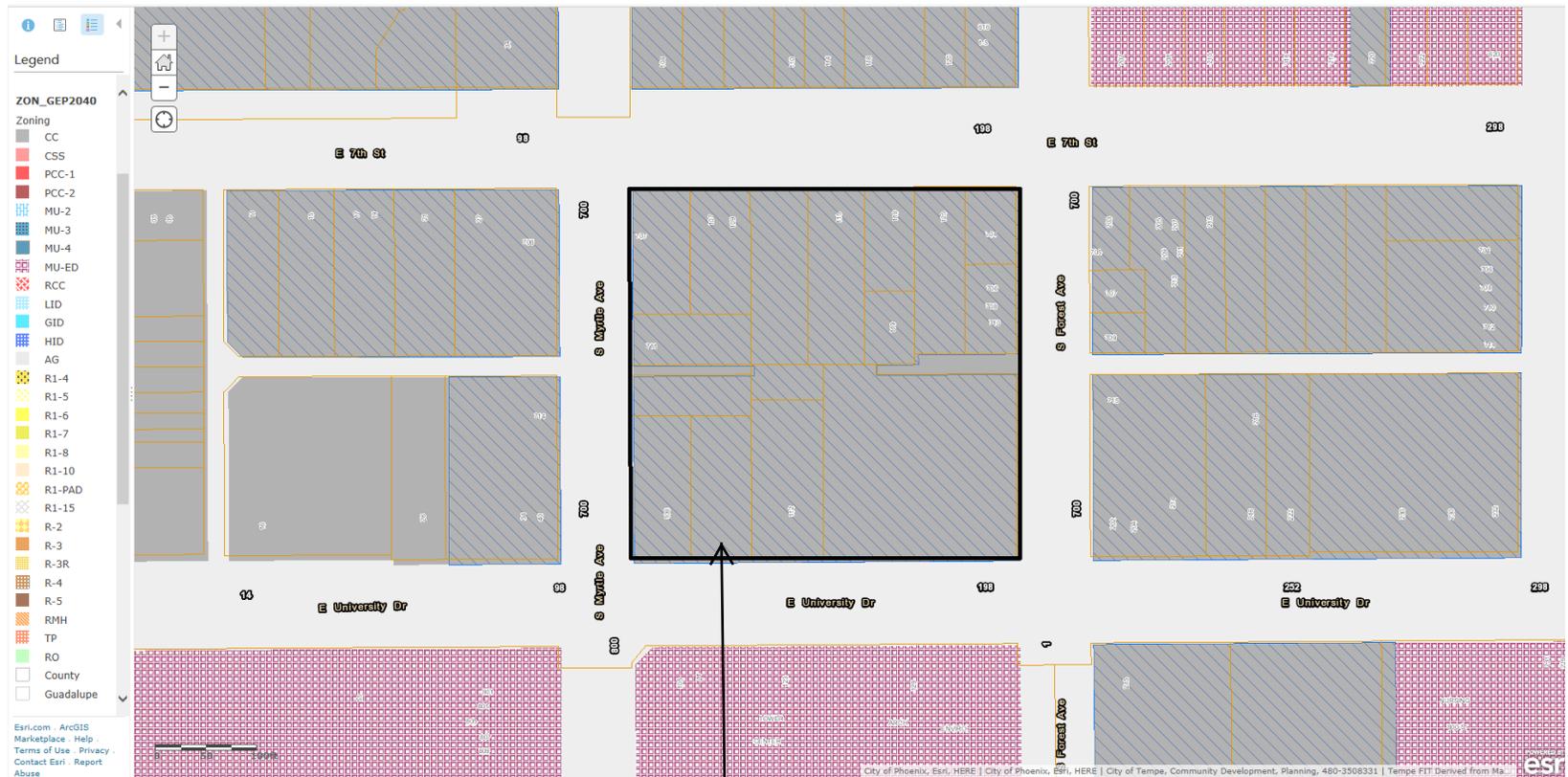
DEVELOPMENT PROJECT FILE
for
7th Street Mixed Use
(PL140488)

ATTACHMENTS:

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

7th STREET MIXED USE

PL140488

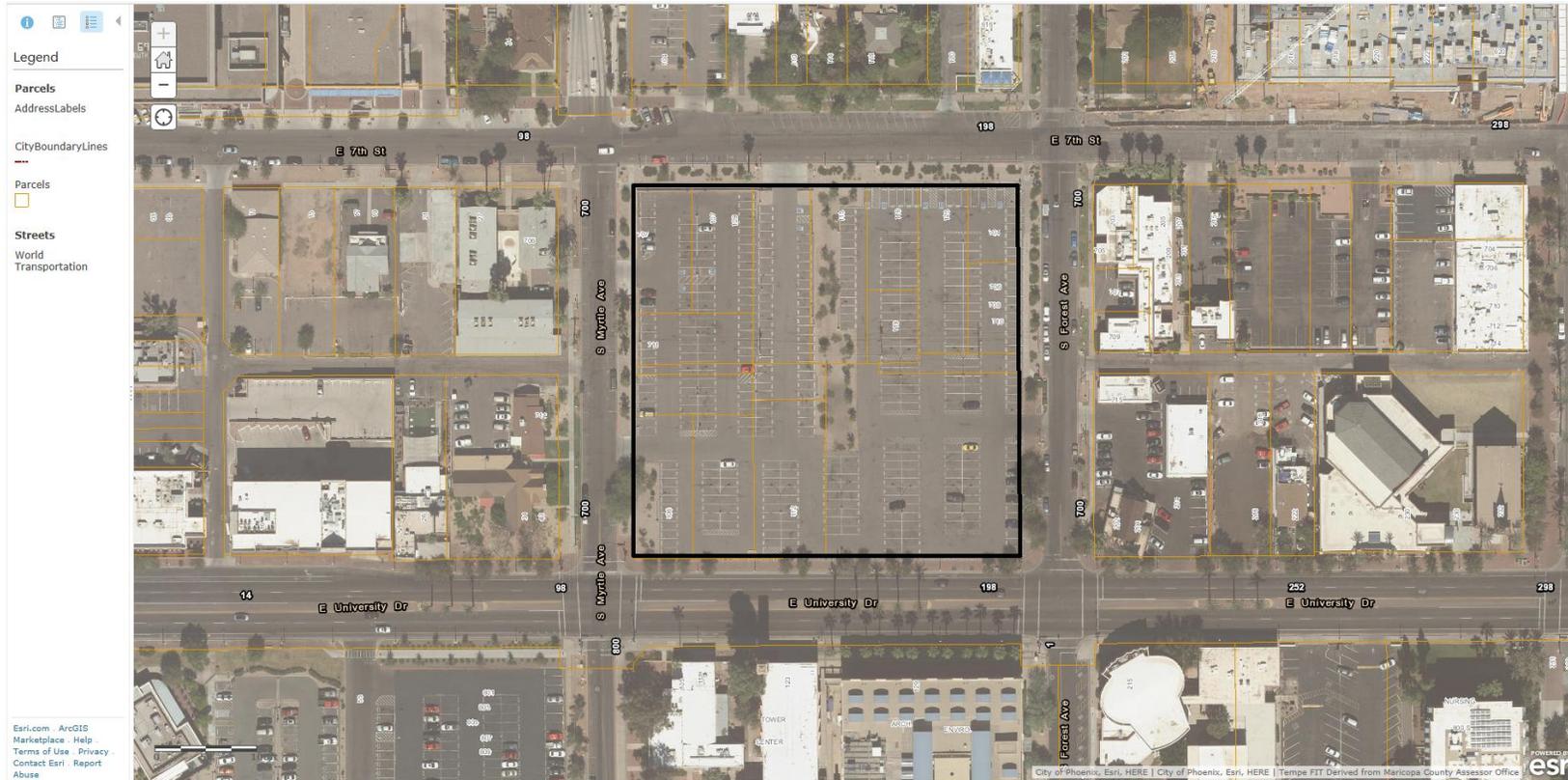


CC & TOD Corridor

Location Map

7th STREET MIXED USE

PL140488



Aerial Map

LAW OFFICES OF
SENDER ASSOCIATES, CHARTERED

DARIN A. SENDER, ESQ.

JENNIFER K. BOBLICK, ESQ.

July 28, 2016

VIA EMAIL (Obenia_KingsbyII@tempe.gov) ONLY

Obenia Kingsby II
Planner I
City of Tempe
Community Development Department
31 East 5th Street Tempe, AZ 85281

RE: 7th Street Mixed-Use plat modification. DS141221.

Dear Obenia,

Please accept this request for a minor modification to the plat approved for the property bordered by University Drive, 7th Street, Forest Avenue, and Myrtle Avenue. As you know, the 7th Street Mixed-Use plat was originally approved by the City Council on July 30, 2015 (Item 5A3) as a one-lot plat. Since that time, we realized the need to split out a portion of the site on University and Myrtle for the hotel development. As a result, we added one additional property line to the original approved plat making it a two-lot plat. We appreciate your assistance in this minor amendment and look forward to the Council's approval on August 18th.

Thank you!

Sincerely,



Darin A. Sender

cc: Larry Pobuda
Brett Hopper

Enclosures:

DAS:ds

A SUBDIVISION PLAT FOR
7th STREET MIXED USE

A RE-PLAT OF BIRCHETT TRACT AS SHOWN IN BOOK 27, PAGE 9 MARICOPA COUNTY RECORDS AND A PORTION OF BLOCK 14 – TEMPE AS SHOWN IN BOOK 2, PAGE 26 MARICOPA COUNTY RECORDS BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION:

MCR II, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS RE-PLATTED UNDER THE NAME OF "7TH STREET MIXED USE" A RE-PLAT OF BIRCHETT TRACT AS SHOWN IN BOOK 27, PAGE 9 MARICOPA COUNTY RECORDS AND A PORTION OF BLOCK 14 – TEMPE AS SHOWN IN BOOK 2, PAGE 26 MARICOPA COUNTY RECORDS BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT OF "7TH STREET MIXED USE" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT AND EASEMENTS CONSTITUTING THE SAME AND THAT EACH LOT 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 SUCH EASEMENTS AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

ACKNOWLEDGMENT:

MCR II, LLC, AN ARIZONA LIMITED LIABILITY COMPANY:

BY: _____ DATE: _____
OWNER

ITS: MANAGER

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 PURPOSE THEREIN CONTAINED.

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

BY: _____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION):

BIRCHETT TRACT AS SHOWN IN BOOK 27, PAGE 9 MARICOPA COUNTY RECORDS AND A PORTION OF BLOCK 14 – TEMPE AS SHOWN IN BOOK 2, PAGE 26 MARICOPA COUNTY RECORDS BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 15;

THENCE ALONG THE MONUMENT LINE OF UNIVERSITY DRIVE BETWEEN FOREST AVENUE AND COLLEGE AVENUE, S 89°56'35" W, 511.70 FEET FROM WHICH THE MONUMENT AT THE INTERSECTION OF MYRTLE AVENUE AND UNIVERSITY DRIVE BEARS S 89°56'55" W, 456.39 FEET;

THENCE ALONG THE MONUMENT LINE OF FOREST AVENUE BETWEEN UNIVERSITY DRIVE AND 7TH STREET, N 00°00'02" E, 50.00 FEET;

THENCE LEAVING SAID MONUMENT LINE, S 89°56'55" W, 36.75 FEET TO THE POINT OF BEGINNING;

THENCE 50.00 FEET NORTH OF AND PARALLEL WITH THE MONUMENT LINE OF UNIVERSITY DRIVE, S 89°56'55" W, 383.25 FEET;

THENCE LEAVING SAID PARALLEL LINE, N 00°05'55" W, 366.25 FEET ALONG A LINE BEING 36.50 FEET EAST OF AND PARALLEL WITH THE MONUMENT LINE OF SOUTH MYRTLE AVENUE;

THENCE LEAVING SAID PARALLEL LINE, N 89°55'57" E, 383.88 FEET ALONG A LINE BEING 49.50 FEET SOUTH OF AND PARALLEL WITH THE MONUMENT LINE OF 7TH STREET, TO A LINE BEING 36.75 FEET WEST OF AND PARALLEL WITH THE MONUMENT LINE OF FOREST AVENUE;

THENCE ALONG SAID PARALLEL LINE, S 00°00'02" W, 366.36 FEET TO THE POINT OF BEGINNING.

OWNER:

MCR II, LLC,
2620 SOUTH 55TH STREET
TEMPE, AZ 85282
CONTACT: KEVIN BURNETT

BENCHMARK:

SOUTH QUARTER CORNER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, CITY OF TEMPE DATUM ELEVATION 1167.67 BEING A BRASS CAP IN HAND HOLE AT THE INTERSECTION OF COLLEGE AVENUE AND UNIVERSITY DRIVE

BASIS OF BEARINGS:

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. CITY OF TEMPE RECORD BEARING N89°38'38"E PLAT BEARING BEING S 89°46'55" W, AS SHOWN ON THE RE-PLAT RECORDED IN BOOK 1089, PAGE 33, AND THE RESULTS OF SURVEY RECORDED IN BOOK 1156, PAGE 04 OF MARICOPA COUNTY RECORDS.

APPROVALS:

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

BY: _____ DATE _____
MAYOR

ATTEST: _____ DATE _____
CITY CLERK

BY: _____ DATE _____
CITY ENGINEER

BY: _____ DATE _____
COMMUNITY DEVELOPMENT

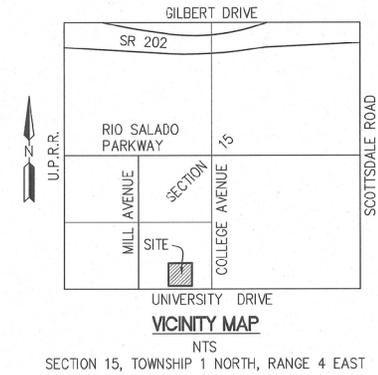
CERTIFICATION:

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREOF, WAS MADE UNDER MY DIRECTION DURING THE MONTH OF FEBRUARY 2016; 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 7-06-2016
KIRK J. PANGUS DATE
RLS# 19344
HILGARTWILSON
2141 E. HIGHLAND AVE.
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.



- 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 #19344
 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 FORGOING RESTRICTION CANNOT BE CHANGED WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF TEMPE ENGINEER.

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 0401302245L, 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.

LEGEND:

RIGHT-OF-WAY LINE	_____
PROPERTY LINE	_____
EASEMENT LINE	_____
MONUMENT LINE	_____
SECTION LINE	_____
SET CORNER OF THIS PLAT WITH 1/2" REBAR MARKED RLS #19344 UNLESS OTHERWISE NOTED	<input checked="" type="checkbox"/>
EXISTING BRASS CAP IN HANDHOLE	<input checked="" type="checkbox"/>
PROPERTY CORNER PIN TO BE SET	<input type="checkbox"/>
MARICOPA COUNTY RECORDS	MCR

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REC 15045

PL 140488

DS 141221

HILGARTWILSON
ENGINEER | PLANNING | SURVEY | MANAGEMENT
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.968.2436
PHOENIX, AZ 85016
www.hilgartwilson.com

UNIVERSITY SQUARE
NWC UNIVERSITY DRIVE AND FOREST AVENUE
TEMPE, ARIZONA

FINAL PLAT

PROJ. NO.: 1400

DATE: JULY 2016

SCALE: 1"=40'

DRAWN: BSC/KO

APPROVED: KJP

STATUS:

MUNICIPAL TRACKING NO:

DWG. NO.

FPO1

SHT. 1 OF 2

DS 141221

PL 140488

REC 15045

REC 15045

PL 140488

DS 141221

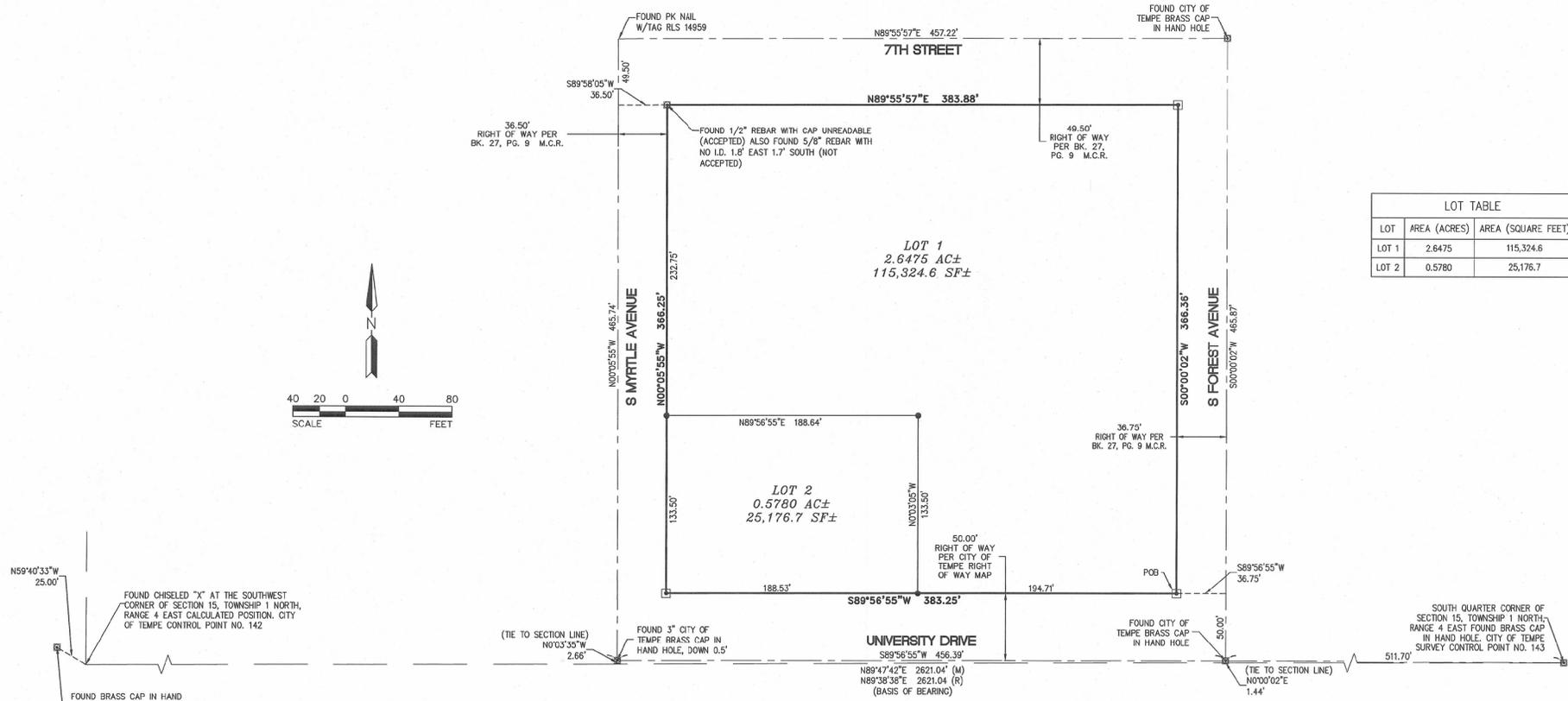
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UNIVERSITY SQUARE
 NWC UNIVERSITY DRIVE AND FOREST AVENUE
 TEMPE, ARIZONA

FINAL PLAT

PROJ. NO.: 1400	STATUS:
DATE: JULY 2016	MUNICIPAL TRACKING NO.:
SCALE: 1"=40'	DRAWN: BSO/KO
APPROVED: KUP	

DWG. NO.
FP02
 SH. 2 OF 2



LOT TABLE

LOT	AREA (ACRES)	AREA (SQUARE FEET)
LOT 1	2.6475	115,324.6
LOT 2	0.5780	25,176.7



DS 141221

PL 140488

REC 15045