231-25

115792

TEMPE COMMERCE CENTER

A Subdivision of a Portion of the S.W. 1/4 of Section 3 T.1S. R.4E., G.&S.R.B.&M. in MARICOPA COUNTY, ARIZONA

SCALE: 1"=100'

Warranty Deed to S.R.P. Dkt. 10133 Pg. 250-251 M.C.R. This Deed Applies only to a 10' Strip

N00°01'46"E 2645.34' To Center Sec.3

S.4°06'30"W. 39.09'

S.1/4 Corner Sec.3 T.1S R.4E Fd.1B.C. in H.H.

Fd."X" Chiseled in 3" Steel Plate at West Edge of Concrete Bridge Approach

CANAL

KIWANIS PARK

& WESTERN

Δ=26°38'38" R.=2619.90' T=667.76' L=1311.32'

680.60'

CURVE DATA
CURVE 'A' (Total)
Δ 06°59'50"
R 2569.90'
L 1225.25'
CURVE 'B' (Total)
Δ 27°06'33"
R 2539.90'
L 1201.75

8' Public Utility Esmt.

22' Public Roadway Dedication Dkt 6129 Pg. 480 M.C.R.

AVENUE

MAPLE

STREET

ORION

ROAD

GUADALUPE

ZONED AG

ZONED I-3

ZONED I-2

MIDLAND-ROSS INDUSTRIAL

Cor. This Subd.

S.22°30'06"E. 250.00'

TRACT "B" Δ=05°10'11" R=230.00' T=10.98' L=20.75' S.00°05'07"E.

TRACT "A"

TRACT "C"

8' Public Utility Esmt. (Typ.)

5' P.U.E.

12' Public Utility Esmt.

JULIE DRIVE

GEMINI DRIVE

ASH AVENUE 570'

N.89°55'27"E. 1190.96'

N.89°55'27"E. 1140.00'

N.00°12'07"E.

700.01'

N.Line SW1/4 Sec. 3

Cor. This Subd.

@ SOUTHERN PACIFIC RAILROAD Easterly R/W Line

100' R/W

100' R.R.

1911.61' Cor. This Subd

20' Esmt. for Cathodic Protection Sta. #826 Dkt. 2687 Pg. 578-580 M.C.R.

Intersection Easterly R/W Line S.P.R.R. & Sec. Line Set B.C.

S.W. Corner Sec. 3 T.1S., R.4E Fd. B.C. in H.H.

S.89°55'55"W. 852.55'

KYRENE BUSINESS PARK ZONED I-2 Bk. 197, Pg. 42 M.C.R.

KYRENE RD. Section Line

ZONED PCC-1

VICINITY MAP NO SCALE

SITE

GUADALUPE RD.

KYRENE

WESTERN CANAL

COLLEGE AVE.

ELLIOT RD.

SOUTHERN PACIFIC R.R.

BASELINE RD.

56TH ST.

CERTIFICATE OF ASSURED SUPPLY

TEMPE COMMERCE CENTER IS WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO ARS-45-576, SUBSECTION E.

Daniel L. Kaminski 12-24-80

WADSWORTH, JENSEN & ASSOCIATES
Architecture, Engineering & Planning
2035 - A West Northern Avenue / Phoenix, Arizona 85021

TEMPE COMMERCE CENTER

D.L.K.	D.L.K.	12/24/80	1091.1
R.S.	1"=100'	1 OF 1	

231-25

4-9-81

Tempe City of 231-25

Terry Ong

DEDICATION

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:
THAT TRANSAMERICA TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE, HAS SUBDIVIDED UNDER THE NAME TEMPE COMMERCE CENTER, PART OF THE S.W. 1/4 OF SECTION 3, T.1S., R.4E G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID TEMPE COMMERCE CENTER AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS AND STREETS CONSTITUTING SAME AND EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME THAT IS GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND THAT TRANSAMERICA TITLE INSURANCE COMPANY, AS TRUSTEE, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH, THE STREETS AS INDICATED ON SAID PLAT. THERE IS HEREBY DEDICATED THOSE PORTIONS OF THE PREMISES IDENTIFIED AS TRACT A, TRACT B AND TRACT C TO THE USE AS SHOWN IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TEMPE COMMERCE CENTER TO BE HEREAFTER RECORDED. ROADWAY AND UTILITY EASEMENTS INDICATED ON SAID PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOR USE AS SUCH.

TRANSAMERICA TITLE INSURANCE COMPANY, AS TRUSTEE

BY: Hazel Simmons Assistant Secretary ATTEST: _____

The names and addresses of the beneficiaries of TRANSAMERICA TITLE INSURANCE COMPANY Trust No. 7135 are on file in the instrument records in Docket 14247 Page 399

ACKNOWLEDGEMENT

STATE OF ARIZONA
COUNTY OF MARICOPA S.S.

ON THIS THE 26th DAY OF January, 1981, BEFORE ME PERSONALLY APPEARED Hazel Simmons WHO ACKNOWLEDGED HERSELF TO BE ASSISTANT SECRETARY OF TRANSAMERICA TITLE COMPANY, A CALIFORNIA CORPORATION, AND ACKNOWLEDGED THAT SHE, AS ASSISTANT SECRETARY, BEING AUTHORIZED SO TO DO, EXECUTED THE FORGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION, AS TRUSTEE, BY HERSELF AS ASSISTANT SECRETARY. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: Barbara A. Mi NOTARY PUBLIC DATE 9/27/82

APPROVALS

APPROVED BY THE PLANNING DEPARTMENT OF THE CITY OF TEMPE THIS 7th DAY OF APRIL/81
BY: _____

APPROVED BY THE CITY ENGINEER OF THE CITY OF TEMPE THIS 3RD DAY OF April, 1981
BY: _____

APPROVED BY THE CITY COUNCIL OF THE CITY OF TEMPE THIS 22nd DAY OF January, 1981.
BY: Harry E. Mitchell

APPROVED BY CITY CLERK OF THE CITY OF TEMPE THIS Pauline I. Impleton OF Feb. 2, 1981

ENGINEERS CERTIFICATE

I, DANIEL L. KAMINSKI, HEREBY CERTIFY I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF ARIZONA; THAT THIS MAP CONSISTING OF 1 SHEET, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF December, 1980; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL THE MONUMENTS 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.

DATED December 24, 1980 Daniel L. Kaminski REGISTERED CIVIL ENGINEER P.E. NO. 9865

Tract B shall be used exclusively as an area for the retention of water runoff from all public streets within the Tempe Commerce Center. The City of Tempe shall have an easement on, over and across Tract B for the retention of water runoff from the public streets within the Tempe Commerce Center. No owner of any lot or tract within the Tempe Commerce Center shall take any action which would impede or interfere with the flow of water from the public streets on, over or across Tract B. The maintenance and repair of Tract B shall be the responsibility of the Tempe Commerce Center Property Owner's Association in accordance with the Declaration of Restrictions.

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