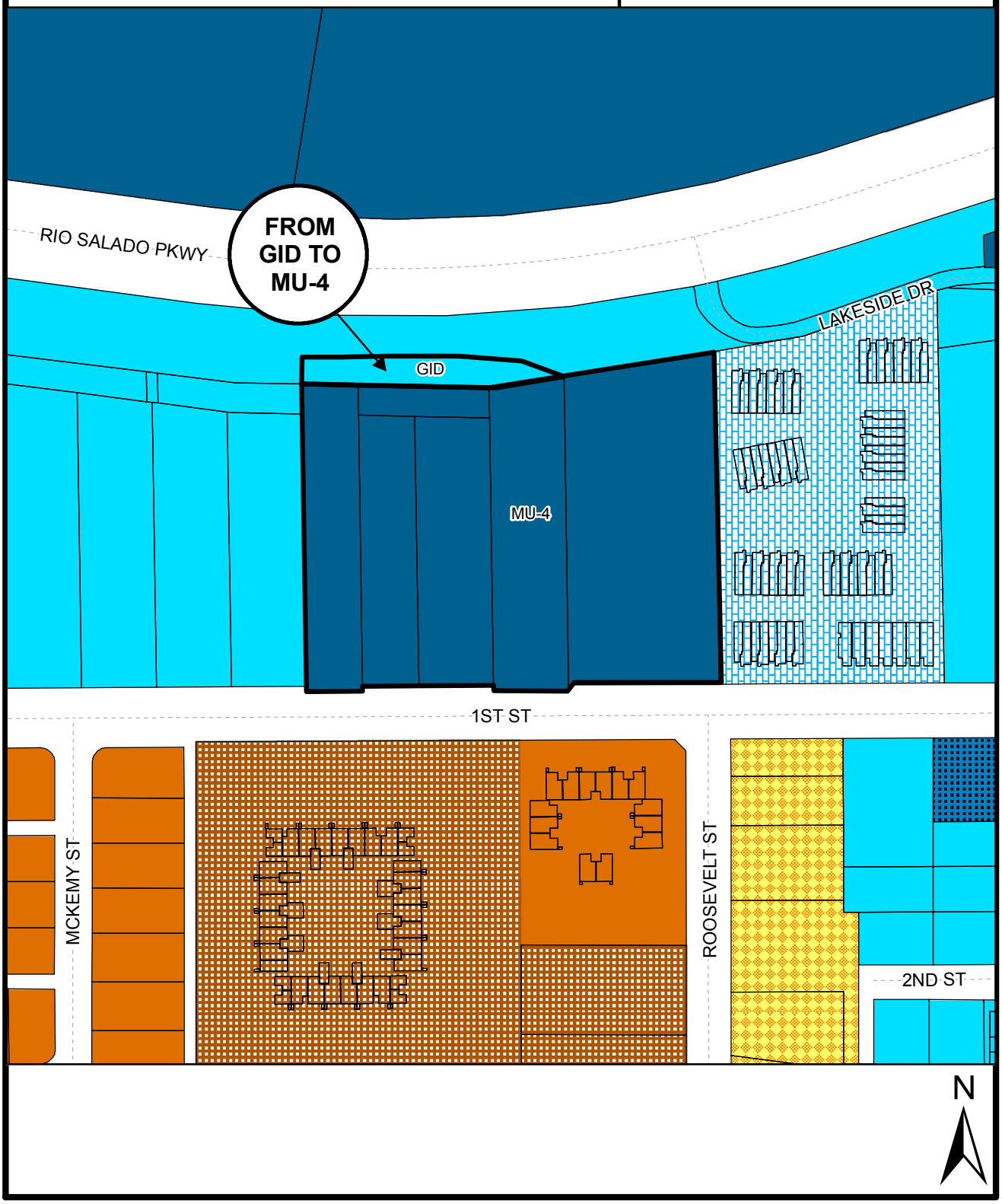
Tempe

ARGO AT TOWN LAKE	PL110131



Location Map

ARGO TOWN LAKE (PL110131)

ATTACHMENT 3

CONCEPTUAL AERIAL SITE PLAN/ FIRST FLOOR PLAN

THE ARGO AT TOWN LAKE

TODD & ASSOCIATES, INC.

ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.8280 602.952.8995 www.toddassoc.com

Project No.: 11-205001
Date: 05-21-12
2ND DRC Submittal

Planned Area Development No.: PAD12003
Development Plan Review No.: DS110334
Preliminary Not For Construction

Evergreen

Evergreen
Development | Services | Investments

www.evgre.com

July 23, 2012

Via Delivery
Diana Kaminski, Senior Planner
City of Tempe
P. O. Box 5002
31 East Fifth Street
Tempe, AZ 85280

Re: Letter of Explanation for subdivision plat submittal, The Argo at Town Lake, 601 W. Rio Salado Parkway, Tempe, AZ

Dear Ms. Kaminski:

The property owner, Evergreen-Lakeside & Rio Salado, L.L.C. hereby submits this one lot subdivision plat for the purpose of combining several legal parcels into one, and in order to dedicate two 7' wide strips of additional 1st St. R/O/W to the city of Tempe. Please note that we have not yet closed on the purchase of 5,888 sf of land from the city of Tempe along the northern property line but will do so before recording the plat.

Sincerely,

Jason J. Ottman
Senior Development Manager

Arizona
2390 E. Camelback Rd., Suite 410, Phoenix, AZ 85016
Phone: 602-808-8600 *Fax:* 602-808-9100

California
200 N. Maryland Ave., Suite 201, Glendale, CA 91206
Phone: 818-240-8727 *Fax:* 818-240-1823

Colorado
12460 1st St., P.O. Box 247, Eastlake, CO 80614
Phone: 303-552-6160 *Fax:* 303-280-2978

FINAL PLAT
FOR
THE ARGO AT TOWN LAKE

A REPLAT OF LOT 13 AND THE WEST 75' OF LOT 15, STATE PLAT NO. 9, RECORDED IN BOOK 23, PAGE 48, MARICOPA COUNTY RECORDS, AND LOTS 8E, 9E, 10E, AND 11E, STATE PLAT NO. 12 AMENDED, RECORDED IN BOOK 69, PAGE 38, MARICOPA COUNTY RECORDS, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, ALL LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, CITY OF TEMPE, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT EVERGREEN–LAKESIDE & RIO SALADO, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS PLATTED (REPLATTED) UNDER THE NAME OF "THE ARGO AT TOWN LAKE" A REPLAT OF LOT 13 AND THE WEST 75' OF LOT 15, STATE PLAT NO. 9, RECORDED IN BOOK 23, PAGE 48, MARICOPA COUNTY RECORDS, AND LOTS 8E, 9E, 10E, AND 11E, STATE PLAT NO. 12 AMENDED, RECORDED IN BOOK 69, PAGE 38, MARICOPA COUNTY RECORDS, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, ALL LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "THE ARGO AT TOWN LAKE" AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT AND STREET, CONSTITUTING SAME, AND THAT THE LOT AND STREET, SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH, RESPECTIVELY, AS SHOWN ON THIS PLAT AND HEREBY DEDICATES TO THE CITY OF TEMPE FOR PUBLIC USE SUCH STREET AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

IN WITNESS WHEREOF, EVERGREEN–LAKESIDE & RIO SALADO, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED PERSONS AND ENTITIES.

EVERGREEN–LAKESIDE & RIO SALADO, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, ITS MANAGER

BY: EVERGREEN DEVELOPMENT COMPANY–2011, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, ITS MANAGER

BY: EVERGREEN DEVCO, INC., A CALIFORNIA CORPORATION, ITS MANAGER

BY: _____

NAME: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

ON THIS ____ DAY OF _____, 2012 BEFORE ME, _____, PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: _____

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION)

SEE SHEET 2

OWNER/DEVELOPER

EVERGREEN–LAKESIDE & RIO SALADO, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
2390 EAST CAMELBACK ROAD
SUITE 410
PHOENIX, AZ 85016
PHONE: (602)–808–8600

BENCHMARK

SEE SHEET 2

BASIS OF BEARING

SEE SHEET 2

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS_____ DAY OF _____, 2012.

BY: _____ _____
MAYOR DATE

ATTEST: _____ _____
CITY CLERK DATE

BY: _____ _____
CITY ENGINEER DATE

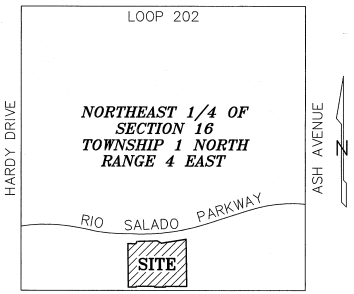
BY: _____ _____
COMMUNITY DEVELOPMENT DATE

CERTIFICATION

I, GABRIEL S. RIOS, OF WOOD, PATEL & ASSOCIATES, INC. HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT CONSISTING OF THREE (3) SHEETS REPRESENTS A SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON PERFORMED BY WOOD, PATEL & ASSOCIATES, INC., DURING THE MONTH OF JULY OF 2012; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN 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.

_____ _____
GABRIEL S. RIOS DATE
REGISTERED LAND SURVEYOR #48932
WOOD, PATEL & ASSOCIATES, INC.
1855 NORTH STAPLEY DRIVE
MESA, ARIZONA 85203

EXPIRES 12–31–14



VICINITY MAP
N.T.S.

LEGEND

SEE SHEET 3

NOTES

1) THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
2) ALL CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR AND CAPPED OR TAGGED, BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
3) ALL NEW AND EXISTING, AS WELL AS ON–SITE AND OFF–SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.

DRAINAGE STATEMENT

ALL DRYWELLS SHOWN ON THIS PROJECT SHALL BE MAINTAINED BY THE OWNERS AND ARE TO BE REPLACED BY THE OWNERS WHEN THEY CEASE TO DRAIN THE SURFACE WATER IN A 36–HOUR PERIOD. REGULAR MAINTENANCE OF THE DRYWELL SILTING CHAMBER IS REQUIRED TO ACHIEVE THE BEST OPERATION OF THE DRYWELL.

FLOOD PLAIN CERTIFICATION

THIS IS TO CERTIFY THAT ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 04013C2165 H DATED SEPTEMBER 30, 2005, THE SUBJECT PROPERTY IS LOCATED IN OTHER FLOOD AREAS ZONE X. OTHER FLOOD AREAS ZONE X IS DESCRIBED 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 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

DS110334 SBD12010 REC12025

ATTACHMENT 5

REC12025
SBD12010
DS110334

THE ARGO AT TOWN LAKE
FINAL PLAT

EXPIRES 12–31–14

WOOD/PATEL
CIVIL ENGINEERS
HYDROLOGISTS
LAND SURVEYORS
CONSTRUCTION MANAGERS
1855 N. Stapley Drive
Mesa, AZ 85203
(480) 834–3300
www.woodpatel.com
PHOENIX • MESA • TUCSON

CHECKED BY TRG/GSR
CAD TECHNICIAN GSR
SCALE NTS
DATE 08–24–12
JOB NUMBER 113742
SHEET 1 OF 3

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FINAL PLAT
FOR
THE ARGO AT TOWN LAKE

ATTACHMENT 6

DESCRIPTION (PRIOR TO SUBDIVISION)

LOT 13 AND THE WEST 75' OF LOT 15, STATE PLAT NO. 9, RECORDED IN BOOK 23, PAGE 48, MARICOPA COUNTY RECORDS, AND LOTS 8E, 9E, 10E, AND 11E, STATE PLAT NO. 12 AMENDED, RECORDED IN BOOK 69, PAGE 38, MARICOPA COUNTY RECORDS, AND

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING A STRIP OF LAND, 40 FEET WIDE, LYING ADJACENT TO THE NORTH END OF LOTS 8E AND 9E OF STATE PLAT NO. 12 AMENDED, RECORDED IN BOOK 69 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 8E;
THENCE SOUTH 80 DEGREES 14 MINUTES 05 SECONDS WEST, 202.29 FEET ALONG THE NORTH BOUNDARY OF LOT 8E AND 9E TO THE NORTHWEST CORNER OF LOT 9E;
THENCE NORTH 01 DEGREES 05 MINUTES 55 SECONDS WEST, 40.46 FEET;
THENCE NORTH 80 DEGREES 14 MINUTES 05 SECONDS EAST, 202.48 FEET;
THENCE SOUTH 01 DEGREES 04 MINUTES 25 SECONDS WEST, 40.46 FEET TO THE TRUE POINT OF BEGINNING, AND

THAT PORTION OF 2ND AVENUE AS SHOWN ON STATE PLAT NO. 12 AMENDED, RECORDED IN BOOK 69 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING WITHIN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF TEMPE BRASS CAP FLUSH WITH THE PAVEMENT MARKING THE CENTER OF SAID SECTION 16 AT THE INTERSECTION OF HARDY DRIVE AND 1ST STREET FROM WHICH A CITY OF TEMPE ALUMINUM CAP MARKING THE EAST QUARTER CORNER OF SAID SECTION 16 BEARS NORTH 89 DEGREES 28 MINUTES 05 SECONDS EAST 2,674.63 FEET;
THENCE NORTH 01 DEGREE 02 MINUTES 24 SECONDS WEST 477.81 FEET TO THE NORTHERLY LINE OF SAID 2ND AVENUE AS SHOWN ON SAID STATE PLAT NO. 12 AMENDED;
THENCE EASTERLY ALONG SAID NORTHERLY LINE THE FOLLOWING FOUR COURSES AND DISTANCES:
THENCE NORTH 89 DEGREES 28 MINUTES 05 SECONDS EAST 195.99 FEET;
THENCE NORTH 66 DEGREES 28 MINUTES 05 SECONDS EAST 123.20 FEET;
THENCE SOUTH 83 DEGREES 00 MINUTES 55 SECONDS EAST 613.32 FEET;
THENCE SOUTH 89 DEGREES 04 MINUTES 55 SECONDS EAST 163.25 FEET TO THE INTERSECTION OF SAID NORTH LINE WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 11E OF SAID STATE PLAT NO. 12 AMENDED AND THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTH 89 DEGREES 04 MINUTES 55 SECONDS EAST 174.93 FEET;
THENCE SOUTH 01 DEGREE 06 MINUTES 55 SECONDS EAST 40.03 FEET ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 10E OF SAID STATE PLAT NO. 12 AMENDED TO THE NORTHEAST CORNER OF SAID LOT 10E;
THENCE NORTH 89 DEGREES 04 MINUTES 55 SECONDS WEST 174.95 FEET ALONG THE NORTH LINE OF SAID LOTS 10E AND 11E TO THE NORTHWEST CORNER OF SAID LOT 11E
THENCE NORTH 01 DEGREE 05 MINUTES 25 SECONDS WEST 40.02 FEET ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 11E TO THE POINT OF BEGINNING, AND

DESCRIPTION (PRIOR TO SUBDIVISION)

A PARCEL OF LAND LYING WITHIN SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER OF SAID SECTION 16, A MARICOPA COUNTY ALUMINUM CAP FLUSH, FROM WHICH THE CENTER OF SAID SECTION, A CITY OF TEMPE BRASS CAP IN HANDHOLE, BEARS SOUTH 89° 41' 29" WEST (BASIS OF BEARING), A DISTANCE OF 2674.58 FEET;
THENCE ALONG THE EAST–WEST MID–SECTION LINE OF SAID SECTION, SOUTH 89° 41' 29" WEST, A DISTANCE OF 1412.10 FEET;
THENCE LEAVING SAID EAST–WEST MID–SECTION LINE, NORTH 00° 18' 31" WEST, A DISTANCE OF 436.86 FEET, TO THE NORTHERLY LINE OF STATE PLAT NO. 12 AMENDED, RECORDED IN BOOK 69, PAGE 38, MARICOPA COUNTY RECORDS (M.C.R.) AND THE POINT OF BEGINNING;
THENCE ALONG SAID NORTHERLY LINE, NORTH 88° 51' 28" WEST, A DISTANCE OF 184.70 FEET;
THENCE LEAVING SAID NORTHERLY LINE, NORTH 29° 11' 59" EAST, A DISTANCE OF 24.67 FEET;
THENCE NORTH 87° 46' 47" EAST, A DISTANCE OF 189.50 FEET;
THENCE SOUTH 60° 48' 01" EAST, A DISTANCE OF 46.88 FEET, TO SAID NORTHERLY LINE;
THENCE ALONG SAID NORTHERLY LINE, SOUTH 80° 27' 49" WEST, A DISTANCE OF 58.45 FEET, TO THE POINT OF BEGINNING.

BENCHMARK

CITY OF TEMPE CONTROL POINT #140, A 1/2–INCH REBAR WITH ALUMINUM CAP LOCATED AT THE INTERSECTION OF 1ST STREET AND THE RAILROAD TRACKS, HAVING AN ELEVATION OF 1162.30, CITY OF TEMPE NGVD 29 DATUM.

BASIS OF BEARING

EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST, BETWEEN CITY OF TEMPE CONTROL POINT #140 MARKING THE EAST QUARTER CORNER OF SAID SECTION AND CITY OF TEMPE CONTROL POINT #142 MARKING THE SOUTHEAST CORNER OF SAID SECTION, HAVING A BEARING OF SOUTH 00°03'17" EAST.

DS110334 SBD12010 REC12025

DS110334 SBD12010 REC12025

THE ARGO AT TOWN LAKE
FINAL PLAT

PRELIMINARY NOT FOR RECORDING

EXPIRES 12-31-14

WOOD/PATEL
CIVIL ENGINEERS
HYDROLOGISTS
LAND SURVEYORS
CONSTRUCTION MANAGERS
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Mesa, AZ 85203
(480) 834-3300
www.woodpatel.com
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CHECKED BY TRG/GSR
CAD TECHNICIAN GSR
SCALE NTS
DATE 08-24-12
JOB NUMBER 113742
SHEET 2 OF 3

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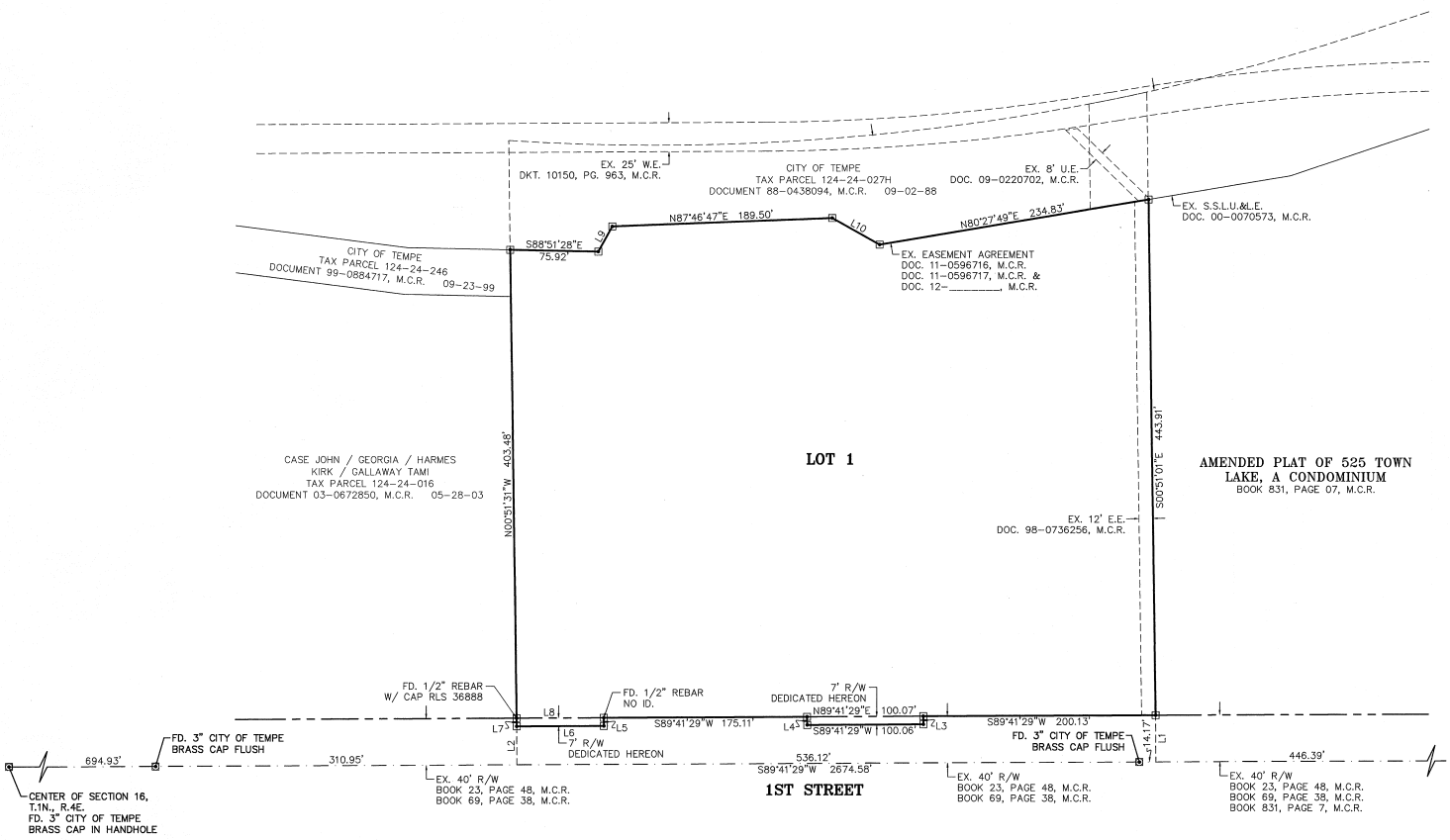
ATTACHMENT 7

FINAL PLAT
FOR
THE ARGO AT TOWN LAKE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°18'31"W	40.00'
L2	N00°18'31"W	33.00'
L3	S00°52'31"E	7.00'
L4	S00°53'31"E	7.00'
L5	S00°52'01"E	7.00'
L6	S89°41'29"W	75.05'
L7	N00°51'31"W	7.00'
L8	N89°41'29"E	75.05'
L9	N29°11'59"E	24.67'
L10	S60°48'01"E	46.88'

LEGEND

⊡	CORNER OF THIS SUBDIVISION SET SURVEY MONUMENT W/ RLS TAG OR CAP, UNLESS OTHERWISE NOTED
⊙	FOUND SURVEY MONUMENT AS NOTED
M.C.R.	MARICOPA COUNTY RECORDS
ID.	IDENTIFICATION
FD.	FOUND
R/W	RIGHT-OF-WAY
DOC.	DOCUMENT
DKT.	DOCKET
PG.	PAGE
EX.	EXISTING
S.S.L.U.&L.E.	STREET, SIDEWALK, LIGHTING, UTILITIES AND LANDSCAPING EASEMENT
E.E.	ELECTRIC EASEMENT
W.E.	WATER EASEMENT
U.E.	UTILITY EASEMENT
———	SUBDIVISON BOUNDARY
— — —	RIGHT-OF-WAY LINE
— · —	SECTION LINE
– – – –	EASEMENT LINE AS NOTED
———	PROPERTY LINE

LOT AREA TABLE		
LOT	AREA	
	SQUARE FEET	ACRES
LOT 1	231,991	5.3258
TOTAL	231,991	5.3258

N

50 0 25 50

1 inch = 50 ft.

DS110334 SBD12010 REC12025

DS110334 SBD12010 REC12025

THE ARGO AT TOWN LAKE

FINAL PLAT

PRELIMINARY NOT FOR RECORDING

REGISTERED LAND SURVEYOR

EXPIRES 12-31-14

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SCALE 1"=50'
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JOB NUMBER 113742
SHEET 3 OF 3

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