

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 08/11/2015  
Agenda Item: 5

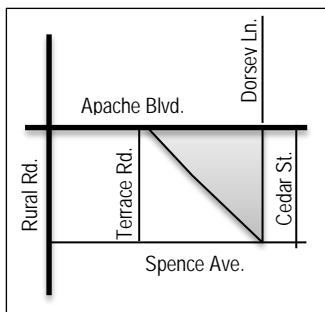
**ACTION:** Approve a Preliminary Subdivision Plat for **THE MOTLEY**, located at 1221 East Apache Boulevard. The applicant is Wood, Patel & Associates, Inc.

**FISCAL IMPACT:** There is no fiscal impact on City funds.

**RECOMMENDATION:** Staff – approval

**BACKGROUND INFORMATION:** **THE MOTLEY (PL140078)** consists of two parcels. The applicant seeks to combine the parcels into one to develop a new five-story mixed-use development with 395 units. The request includes the following:

1. Preliminary Subdivision Plat combining two parcels into one (1) lot.



Property Owner/Developer	LMC Apache Terrace Holdings, LLC
Applicant	Brandy Marcus, Wood, Patel & Associates, Inc.
Current Zoning District	MU-4, Mixed-Use, High Density PAD (Planned Area Development) TOD (Transportation Overlay District, Station Area)
Net site area	6.70 acres

**ATTACHMENTS:** Development Project File

**STAFF CONTACT(S):** Karen Stovall, Senior Planner (480) 350-8432

Department Director: Dave Nakagawara, Community Development Director  
Legal review by: N/A  
Prepared by: Karen Stovall, Senior Planner

**COMMENTS:**

This site is located on the south side of Apache Boulevard between Terrace Road to the west and Cedar Street to the east. The site consists of an older motel and apartment complex. To the north of the site, across Apache Boulevard, is existing commercial. To the west of the site are remnant industrial space and an abandoned car wash. To the south is the Jen Tilly Terrace Neighborhood, consisting of a combination of older multi-family properties and newer single-family homes. Directly east and southeast of the site is the Hudson Manor, an established single-family subdivision.

On August 25, 2014, the Development Review Commission approved a Development Plan Review including site plan, building elevations, and landscape plan for a new five-story, mixed-use development with 395 units. On October 2, 2014, the City Council approved a Zoning Map Amendment and Planned Area Development Overlay for the site. These approvals will allow the construction a new five-story mixed-use development with 395 residential units entitled The Motley (formerly known as The Hayden at Dorsey Station). The site is currently two parcels, and the applicant seeks to combine them into one to allow this construction.

The applicant is requesting the Development Review Commission take action on this item. For further processing, the applicant will need approval of a Final Subdivision Plat.

**Conclusion**

Based on the information provided and the above analysis, staff recommends approval of the requested Subdivision Plat. The property will have access to public streets and conform to the technical standards of the Tempe City Code for Subdivisions, Chapter 30.

**CONDITIONS OF APPROVAL:**

1. The Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office on or before August 27, 2016. Failure to record the plat within one year of City Council approval shall make the plat null and void.
2. All property corners shall be set and verified with staff upon final recordation of the subdivision plat, no later than three (3) months from the date of County recordation or as determined by staff.

**HISTORY & FACTS:**

December 20, 1974	City Council approved the Development Plan for VAGABOND MOTOR HOTEL, located at 1221 East Apache Boulevard.
July 21, 1983	Design Review Board approved building elevations, site plan, and landscape plan for SPENCE VILLA APARTMENTS, in the R-3 multi-family district.
August 26, 1983	City Council approved a rezoning from C-2 and R1-6 to R-3 for C & F PROPERTIES for 1.85 acres, and approved a Site Plan for Spence Villa Apartments consisting of 78 units on 3.67 acres, and variances to reduce the require RV spaces from 16 to 0, increase compact spaces from 30 to 42 spaces, and decrease guest parking from 16 to 15 spaces.
August 6, 2014	Neighborhood meeting conducted by the applicant for this request. Meeting was held at the Apache Police Substation at 5:30 pm.
August 25, 2014	Development Review Commission approved a Development Plan Review including site plan, building elevations, and landscape plan for a new five-story mixed-use development with 395 units called THE HAYDEN AT DORSEY STATION (PL140078).

- September 11, 2014 City Council introduced and held the first public hearing for THE HAYDEN AT DORSEY STATION (PL140078).
- October 2, 2014 City Council held the second and final public hearing and approved THE HAYDEN AT DORSEY STATION (PL140078) consisting of a Zoning Map Amendment from R-4 and CSS to MU-4 and a Planned Area Development Overlay to establish development standards and modify the minimum bicycle parking standards.

**ZONING AND DEVELOPMENT CODE REFERENCE:**  
Section 6-307, Subdivisions, Lot Splits and Adjustments

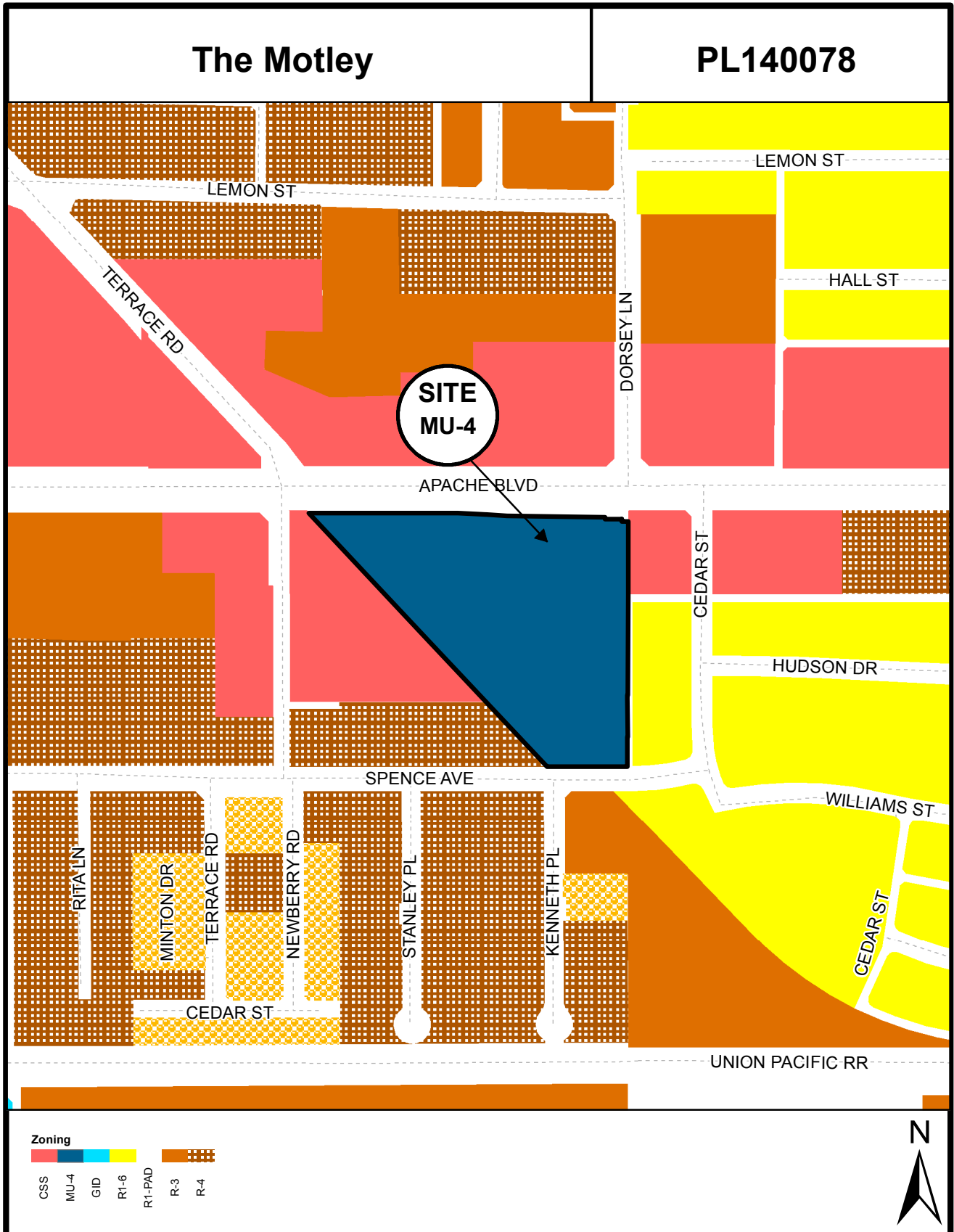


# DEVELOPMENT PROJECT FILE

for  
THE MOTLEY  
(PL140078)

## ATTACHMENTS:

1. Location Map
2. Aerial
3. Letter of Explanation
- 4-6. Subdivision Plat



**Location Map**

The Motley

PL140078



Aerial Map



MULTIFAMILY COMMUNITIES

7150 E. Camelback Road, Suite 320 - Scottsdale, AZ 85251

July 29, 2015

City of Tempe  
Community Development Department  
31 East Fifth Street  
Tempe, AZ 85280

Re: Letter of Explanation for Motley Subdivision Plat

City of Tempe Community Development Department:

At 1221 E. Apache Boulevard, Lennar Multifamily Communities has proposed a 5-story multifamily, mixed-use development consisting of 395 units. On August 25, 2014 the Development Review Commission approved the request for a Zoning Map Amendment, Planned Area Development Overlay and Development Plan Review for the proposed project. Subsequently, on October 2, 2014 the City Council approved the Zoning Map Amendment and Planned Area Development Overlay granting final approval for the project.

The approximately 6.7 acre development site consists of two separate parcels with existing structures – a Day's Inn motel and a two-story apartment project. These structures will be demolished to accommodate the new development.

Lennar is seeking plat approval in order to merge the two parcels into one parcel to facilitate the proposed development. The plat conforms to the requirements and objective of the general plan as well as the requirements of the Zoning and Development Code and other governing regulatory bodies.

Thank you in advance for your review and approval of the subdivision plat. We are excited to be developing such a high profile project along the Apache corridor in the great city of Tempe.

Sincerely,

Nathan Stum  
Lennar Multifamily Communities  
Development Manager, Southwest

A SUBDIVISION PLAT  
FOR  
**THE MOTLEY**

LOCATED WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST  
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, CITY OF TEMPE, ARIZONA

**DEDICATION**

LMC APACHE TERRACE HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER; HAS PLATTED UNDER THE NAME OF "THE MOTLEY", LOCATED WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, CITY OF TEMPE, ARIZONA, AND HEREBY PUBLISHES THIS PLAT OF "THE MOTLEY" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND EASEMENTS CONSTITUTING THE SAME AND THAT THE LOTS SHALL BE KNOWN BY THE NUMBER GIVEN ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF TEMPE FOR PUBLIC USE THE EASEMENTS AS SHOWN ON SAID PLAT AND ARE INCLUDED IN THE ABOVE DESCRIBED PREMISES.

**ACKNOWLEDGMENT**

LMC APACHE TERRACE HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: LMY APACHE TERRACE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

BY: LENNAR MULTIFAMILY BTC VENTURE GP SUBSIDIARY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

BY: LENNAR MULTIFAMILY BTC VENTURE GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

BY: \_\_\_\_\_, ITS VICE PRESIDENT \_\_\_\_\_ DATE  
SCOTT S. JOHNSON

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED SCOTT S. JOHNSON, VICE PRESIDENT, 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 HERETO SET MY HAND AND OFFICIAL SEAL.

BY: \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC

**LEGAL DESCRIPTION (PRIOR TO SUBDIVISION) (CONTINUES ON SHEET 2)**

A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, 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 NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 23;

THENCE SOUTH 89 DEGREES 30 MINUTES 44 SECONDS WEST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 340.00 FEET TO A POINT WHICH BEARS NORTH 89 DEGREES 30 MINUTES 44 SECONDS EAST FROM AN IRON PIN IN HAND HOLE ON THE NORTH LINE OF SAID SOUTHWEST QUARTER AND THE CENTERLINE OF TERRACE ROAD, A DISTANCE OF 500.37 FEET;

THENCE SOUTH 00 DEGREES 28 MINUTES 17 SECONDS EAST PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF APACHE BLVD. AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 30 MINUTES 44 SECONDS WEST ALONG THE AFOREMENTIONED RIGHT OF WAY LINE, A DISTANCE OF 436.35 FEET TO A POINT ON THE NORTHEAST CORNER OF LOT 18, OF JEN TILLY TERRACE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 28 OF MAPS, PAGE 40;

DS140208

**OWNER/DEVELOPER**

LMC APACHE TERRACE HOLDINGS, LLC  
7150 EAST CAMELBACK ROAD, SUITE 425  
SCOTTSDALE, ARIZONA 85251  
PHONE: (480) 718-1378

**BENCHMARK**

THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON CITY OF TEMPE CONTROL POINT #149, A 3-INCH CITY OF TEMPE BRASS CAP IN HANDHOLE LOCATED AT THE INTERSECTION OF UNIVERSITY DRIVE & DORSEY HAVING AN ELEVATION OF 1168.14', CITY OF TEMPE NGVD 29 DATUM.

**BASIS OF BEARING**

BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, ARIZONA, HAVING A BEARING OF SOUTH 89°59'38" EAST. CITY OF TEMPE PUBLISHED BEARING IS SOUTH 89°59'37" EAST.

**APPROVALS**

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

BY: \_\_\_\_\_ MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

BY: \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

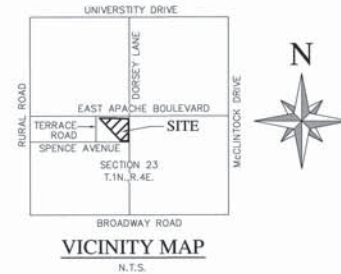
BY: \_\_\_\_\_ COMMUNITY DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

**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, 2012; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENT 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.

GABRIEL S. RIOS  
REGISTERED LAND SURVEYOR #48932

SBD15003



**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) LOT CORNERS TO BE SET WITH 1/2" REBAR AND CAP OR TAG, WOODPATEL LS27239, OR OTHER MONUMENT THAT MEETS ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS.
- 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 FOREGOING 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 X "OTHER FLOOD AREAS" AS DESIGNATED ON THE FEMA FLOOD INSURANCE RATE MAP NO. 04013C2245 L DATED OCTOBER 16, 2013, 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."

DS140208



CHECKED BY: GSR  
CAD TECHNICIAN: LE  
SCALE: NTS  
DATE: 07/24/15  
JOB NUMBER: 134125  
SHEET: 1 OF 3

REC15038

SBD15003

**WOOD/PATEL**  
MISSION: CLIENT SERVICE™  
(480) 834-3300  
WWW.WOODPATEL.COM  
PHOENIX - MESA - TUCSON

THE MOTLEY  
FINAL PLAT



**LEGAL DESCRIPTION (CONTINUED)**

THENCE SOUTH 43 DEGREES 32 MINUTES 02 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT 18, WHICH LINE IS ALSO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE PHOENIX AND EASTERN RAILROAD AS SHOWN ON THE MAP OF JEN TILLY TERRACE, A DISTANCE OF 836.65 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SPENCE AVENUE, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 9, OF ATERBERY TRACT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 56 OF MAPS, PAGE 19;

THENCE NORTH 89 DEGREES 32 MINUTES 12 SECONDS EAST ALONG THE NORTH RIGHT OF WAY LINE OF SPENCE AVENUE, A DISTANCE OF 205.08 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23;

THENCE NORTH 00 DEGREES 28 MINUTES 17 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, A DISTANCE OF 169.54 FEET TO THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN DOCKET 13501, PAGE 751, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 89 DEGREES 32 MINUTES 12 SECONDS WEST ALONG THE NORTH LINE OF SAID PARCEL AND PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF SPENCE AVENUE, A DISTANCE OF 226.66 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF THE PHOENIX AND EASTERN RAILROAD AS SHOWN IN BOOK 28 OF MAPS, PAGE 40, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 43 DEGREES 32 MINUTES 02 SECONDS WEST PARALLEL TO AND 100.00 FEET NORTHEASTERLY OF THE NORTHEASTERLY LINE OF LOT 18, OF JEN TILLY TERRACE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 28 OF MAPS, PAGE 40, A DISTANCE OF 166.00 FEET;

THENCE NORTH 00 DEGREES 28 MINUTES 17 SECONDS WEST PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER AND ALONG THE EAST LINE OF THAT PARCEL DESCRIBED IN DOCKET 11527, PAGE 163, RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 320.56 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 23;

THENCE SOUTH 00 DEGREES 28 MINUTES 17 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 491.97 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 28 MINUTES 17 SECONDS EAST, A DISTANCE OF 169.54 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SPENCE AVENUE;

THENCE SOUTH 89 DEGREES 32 MINUTES 12 SECONDS WEST ALONG THE AFOREMENTIONED RIGHT OF WAY LINE, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00 DEGREES 28 MINUTES 17 SECONDS WEST PARALLEL WITH AND 2.00 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 169.54 FEET;

THENCE NORTH 89 DEGREES 32 MINUTES 12 SECONDS EAST, A DISTANCE OF 2.00 FEET TO THE TRUE POINT OF BEGINNING, AS QUIT CLAIMED TO THE CITY OF TEMPE IN INSTRUMENT NO. 84-464943, OF OFFICIAL RECORDS THRU INSTRUMENT NO. 84-464945, OF OFFICIAL RECORDS, RECORDS OF MARICOPA COUNTY, ARIZONA; AND ALSO

EXCEPT A STRIP OF LAND 5.00 FEET IN WIDTH LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, 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 NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 23;

THENCE SOUTH 89 DEGREES 30 MINUTES 44 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 340.00 FEET TO A POINT WHICH BEARS NORTH 89 DEGREES 30 MINUTES 44 SECONDS EAST FROM AN IRON PIN IN THE HAND HOLE ON THE NORTH LINE OF SAID SOUTHWEST QUARTER BEING THE CENTERLINE OF TERRANCE ROAD (TO THE SOUTH), A DISTANCE OF 500.37 FEET;

DS140208

**LEGAL DESCRIPTION (CONTINUED)**

THENCE SOUTH 00 DEGREES 23 MINUTES 17 SECONDS EAST PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF APACHE BOULEVARD AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 30 MINUTES 44 SECONDS WEST PARALLEL TO AND 50.00 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 436.35 FEET TO A POINT ON THE NORTHEAST CORNER OF LOT 18, OF JEN TILLY TERRACE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 28 OF MAPS, PAGE 40;

THENCE SOUTH 43 DEGREES 32 MINUTES 02 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT 18 TO AN INTERSECTION WITH A LINE PARALLEL TO AND 55.00 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER;

THENCE NORTH 89 DEGREES 30 MINUTES 44 SECONDS EAST PARALLEL TO AND 55.00 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 431.68 FEET FROM WHICH THE POINT OF BEGINNING BEARS NORTH 00 DEGREES 28 MINUTES 17 SECONDS WEST, 5.00 FEET;

THENCE NORTH 00 DEGREES 28 MINUTES 17 SECONDS WEST, A DISTANCE OF 5.00 FEET TO THE TRUE POINT OF BEGINNING, AS QUIT CLAIMED TO THE CITY OF TEMPE IN INSTRUMENT NO. 83-463051 RE-RECORDED IN INSTRUMENT NO. 83-517312, OF OFFICIAL RECORDS THRU INSTRUMENT NO. 83-463053, OF OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA, AND ALSO

EXCEPT A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, 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 INTERSECTION OF APACHE BOULEVARD AND DORSEY LANE, SAID POINT BEING THE CENTER OF SECTION 23;

THENCE NORTH 89 DEGREES 59 MINUTES 48 SECONDS WEST, ALONG THE CENTERLINE OF APACHE BOULEVARD AND THE EAST-WEST MIDSECTION LINE OF SAID SECTION 23, A DISTANCE OF 340.01 FEET;

THENCE SOUTH 00 DEGREES 01 MINUTES 11 SECONDS WEST, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 01 MINUTES 11 SECONDS WEST, A DISTANCE OF 4.35 FEET;

THENCE NORTH 86 DEGREES 43 MINUTES 35 SECONDS WEST, A DISTANCE OF 76.31 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 48 SECONDS EAST, A DISTANCE OF 76.19 FEET TO THE TRUE POINT OF BEGINNING, AS CONVEYED IN WARRANTY DEED RECORDED IN INSTRUMENT NO. 06-555841.

TOGETHER WITH

THAT PART OF NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 23;

THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER 50 FEET TO THE SOUTH RIGHT OF WAY LINE OF APACHE BOULEVARD AND THE TRUE POINT OF BEGINNING;

THENCE WESTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF APACHE BOULEVARD TO A POINT, SAID POINT BEING 340 FEET WEST OF THE EAST LINE AND 50 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER;

THENCE SOUTHERLY, ALONG A LINE 340 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAIL ROAD;

SBD15003

**LEGAL DESCRIPTION (CONTINUED)**

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD TO A POINT, SAID POINT BEING THE NORTHWESTERLY CORNER OF THE PROPERTY DESCRIBED BY INSTRUMENT RECORDED AUGUST 21, 1968 IN DOCKET 232, PAGE 254 OFFICIAL RECORDS OF MARICOPA COUNTY;

THENCE EASTERLY ALONG SAID NORTH LINE TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER, SAID POINT BEING 492.13 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER;

THENCE NORTH ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER 442.13 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THE FOLLOWING DESCRIBED PROPERTY CONVEYED IN QUIT-CLAIM DEED RECORDED IN DOCKET 10719, PAGE 309:

THE EAST 2.00 FEET OF THE SOUTH 241.75 FEET; AND

EXCEPT THE FOLLOWING DESCRIBED PROPERTY CONDEMNED IN FINAL ORDER OF CONDEMNATION RECORDED IN INSTRUMENT NO. 08-335793:

A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, 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 INTERSECTION OF APACHE BOULEVARD AND DORSEY LANE, SAID POINT BEING THE CENTER OF SECTION 23;

THENCE SOUTH 00 DEGREES 00 MINUTES 17 SECONDS EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 17 SECONDS EAST, A DISTANCE OF 25.00 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 33 SECONDS WEST, A DISTANCE OF 15.01 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 4.63 FEET;

THENCE NORTH 89 DEGREES 27 MINUTES 28 SECONDS WEST, A DISTANCE OF 40.32 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 4.59 FEET;

THENCE NORTH 89 DEGREES 13 MINUTES 03 SECONDS WEST, A DISTANCE OF 234.79 FEET;

THENCE NORTH 86 DEGREES 43 MINUTES 35 SECONDS WEST, A DISTANCE OF 50.01 FEET;

THENCE NORTH 00 DEGREES 01 MINUTES 11 SECONDS EAST, A DISTANCE OF 9.35 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 49 SECONDS EAST, A DISTANCE OF 340.03 FEET TO THE TRUE POINT OF BEGINNING,

REC15038

REC15038

SBD15003

DS140208

**WOOD/PATEL**  
MISSION: CLIENT SERVICE™  
(480) 534-3300  
WWW.WOODPATEL.COM  
PHOENIX - MESA - TUCSON

**THE MOTLEY**  
FINAL PLAT



CHECKED BY: GSR  
CAD TECHNICIAN: LE  
SCALE: NTS  
DATE: 07/24/15  
JOB NUMBER: 134128  
SHEET: 2 OF 3

REC15038

SBD15003

**THE MOTLEY**  
 FINAL PLAT

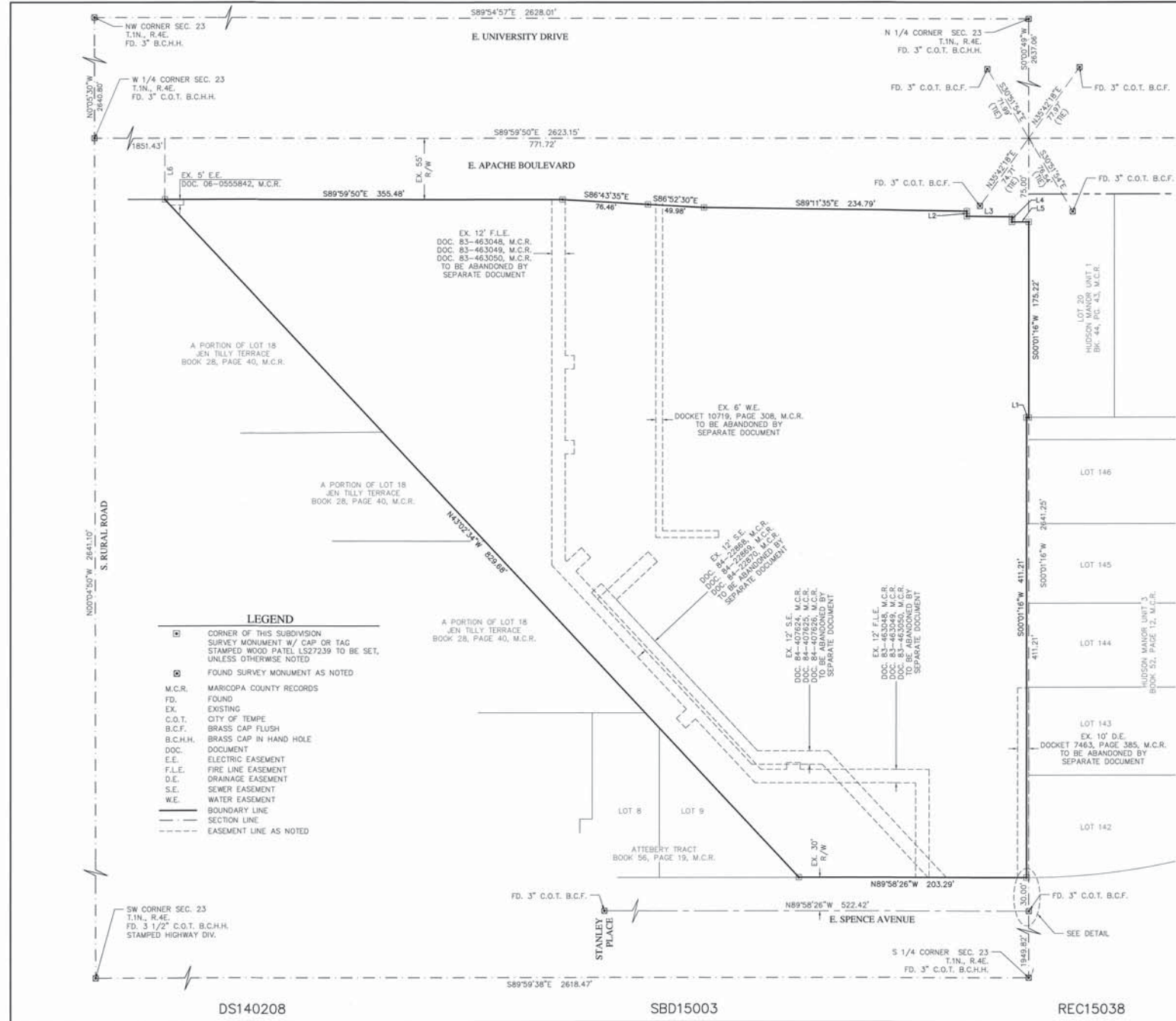
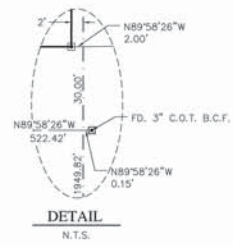
DS140208

CHECKED BY: GSR  
 CAD TECHNICIAN: LE  
 SCALE: 1" = 40'  
 DATE: 07/24/15  
 JOB NUMBER: 134125  
 SHEET: 3 OF 3



40 0 20 40  
 1 inch = 40 ft.

LINE	BEARING	DISTANCE
L1	N89°58'49"W	2.00'
L2	S00°01'28"W	4.59'
L3	S89°28'00"E	40.32'
L4	S00°01'28"W	4.63'
L5	S89°58'59"E	15.01'
L6	S00°06'59"W	55.00'



- LEGEND**
- CORNER OF THIS SUBDIVISION SURVEY MONUMENT W/ CAP OR TAG STAMPED WOOD PATEL L527239 TO BE SET, UNLESS OTHERWISE NOTED
  - FOUND SURVEY MONUMENT AS NOTED
  - M.C.R. MARICOPA COUNTY RECORDS
  - FD. FOUND
  - EX. EXISTING
  - C.O.T. CITY OF TEMPE
  - B.C.F. BRASS CAP FLUSH
  - B.C.H.H. BRASS CAP IN HAND HOLE
  - DOC. DOCUMENT
  - E.E. ELECTRIC EASEMENT
  - F.L.E. FIRE LINE EASEMENT
  - D.E. DRAINAGE EASEMENT
  - S.E. SEWER EASEMENT
  - W.E. WATER EASEMENT
  - BOUNDARY LINE
  - - - EASEMENT LINE AS NOTED

DS140208

SBD15003

REC15038