

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 02/15/2017  
Agenda Item: 3

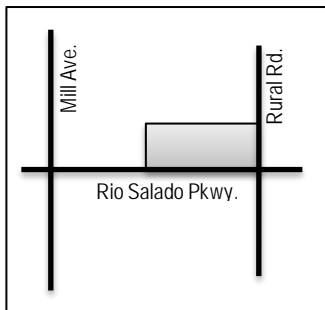
**ACTION:** Request for a Preliminary Subdivision Plat for MARINA HEIGHTS, located at 300 East Rio Salado Parkway. The applicant is Survey Innovation Group, Inc.

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

**RECOMMENDATION:** Approve, subject to conditions.

**BACKGROUND INFORMATION:** MARINA HEIGHTS (PL150232) currently consists of three parcels that will be combined and split into two lots. The west lot contains a mixed-use office and retail development, and the east lot is currently vacant. The request includes the following:

1. Preliminary Subdivision Plat consisting of two (2) lots.



Property Owner

Arizona Board of Regents

Applicant  
Zoning District

SFSR Marina Heights LLC  
Laurie Castillo, Survey Innovation Group, Inc.  
MU-4 PAD (Mixed-Use, High Density, Planned Area  
Development Overlay) & MU-Ed (Mixed-Use  
Educational) PAD

Net site area  
Lot 1  
Lot 2

25.78 acres  
20.28 acres (883,502 s.f.)  
5.5 acres (239,500 s.f.)

**ATTACHMENTS:** Development Project File

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

Department Director: Chad Weaver, Community Development Director

Legal review by: N/A

Prepared by: Karen Stovall, Senior Planner

Reviewed by: Suparna Dasgupta, Principal Planner

**COMMENTS:**

This site is located at the northwest corner of Rural Road and Rio Salado Parkway. The applicant intends to combine the three existing parcels into a two (2) lot subdivision. The west side of the site, to comprise Lot 1, has existing office and retail buildings. The east side of the site, to comprise Lot 2, is vacant.

**PUBLIC INPUT**

A neighborhood meeting was not required. Staff has not received any public input as of the completion of this report.

**Conclusion**

Based on the information provided and the above analysis, staff recommends approval of the requested Preliminary Subdivision Plat. This request meets the required criteria and will conform to the conditions.

**CONDITIONS OF APPROVAL:**

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

1. The Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Community Development Department no later than one year from the date of City Council approval of the Final Subdivision Plat. Failure to record the final subdivision 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 recordation of the final subdivision plat, no later than three (3) months from the date of County recordation or as determined by staff.

**HISTORY & FACTS:**

June 1, 2006	City Council approved a Zoning Map Amendment from GID, General Industrial District to MU-Ed, Mixed-Use Educational District for the properties located at 300 & 600 East Rio Salado Parkway.
April 9, 2006	The Project Review Committee of the Rio Salado Advisory Commission recommended approval of the request for MARINA HEIGHTS AT TEMPE TOWNLAKE, located at 300 & 600 East Rio Salado Parkway.
May 22, 2007	Development Review Commission recommended approval for a Zoning Map Amendment and Planned Area Development Overlay for MARINA HEIGHTS AT TEMPE TOWNLAKE – WEST (PL070155), located at 300 East Rio Salado Parkway.
May 22, 2007	Development Review Commission recommended approval for a Planned Area Development Overlay to modify development standards and approved a use permit to allow tandem parking for MARINA HEIGHTS AT TEMPE TOWNLAKE – EAST (PL070156), located at 600 East Rio Salado Parkway.
May 31, 2007	City Council introduced and held the first public hearing for a Zoning Map Amendment from MU-Ed, Mixed-Use Educational District to MU-4, Mixed-Use High Density District on +/- 10.6 acres and a Planned Area Development Overlay to modify development standards for 1,640,500 s.f. of building area on +/- 10.6 acres for MARINA HEIGHTS AT TEMPE TOWNLAKE – WEST (PL070155), located at 300 East Rio Salado Parkway.
May 31, 2007	City Council introduced and held the first public hearing for a Planned Area Development Overlay to modify development standards for +/- 1,566,750 s.f. of building area on +/- 15.23 acres for

MARINA HEIGHTS AT TEMPE TOWNLAKE – EAST (PL070156), located at 600 East Rio Salado Parkway.

June 28, 2007 City Council approved the request for a Zoning Map Amendment from MU-Ed, Mixed-Use Educational District to MU-4, Mixed-Use High Density District on +/- 10.6 acres and a Planned Area Development Overlay to modify development standards for 1,640,500 s.f. of building area on +/- 10.6 acres for MARINA HEIGHTS AT TEMPE TOWNLAKE – WEST (PL070155), located at 300 East Rio Salado Parkway.

June 28, 2007 City Council approved the request for a Planned Area Development Overlay to modify development standards for +/- 1,566,750 s.f. of building area on +/- 15.23 acres for MARINA HEIGHTS AT TEMPE TOWNLAKE – EAST (PL070156), located at 600 East Rio Salado Parkway.

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



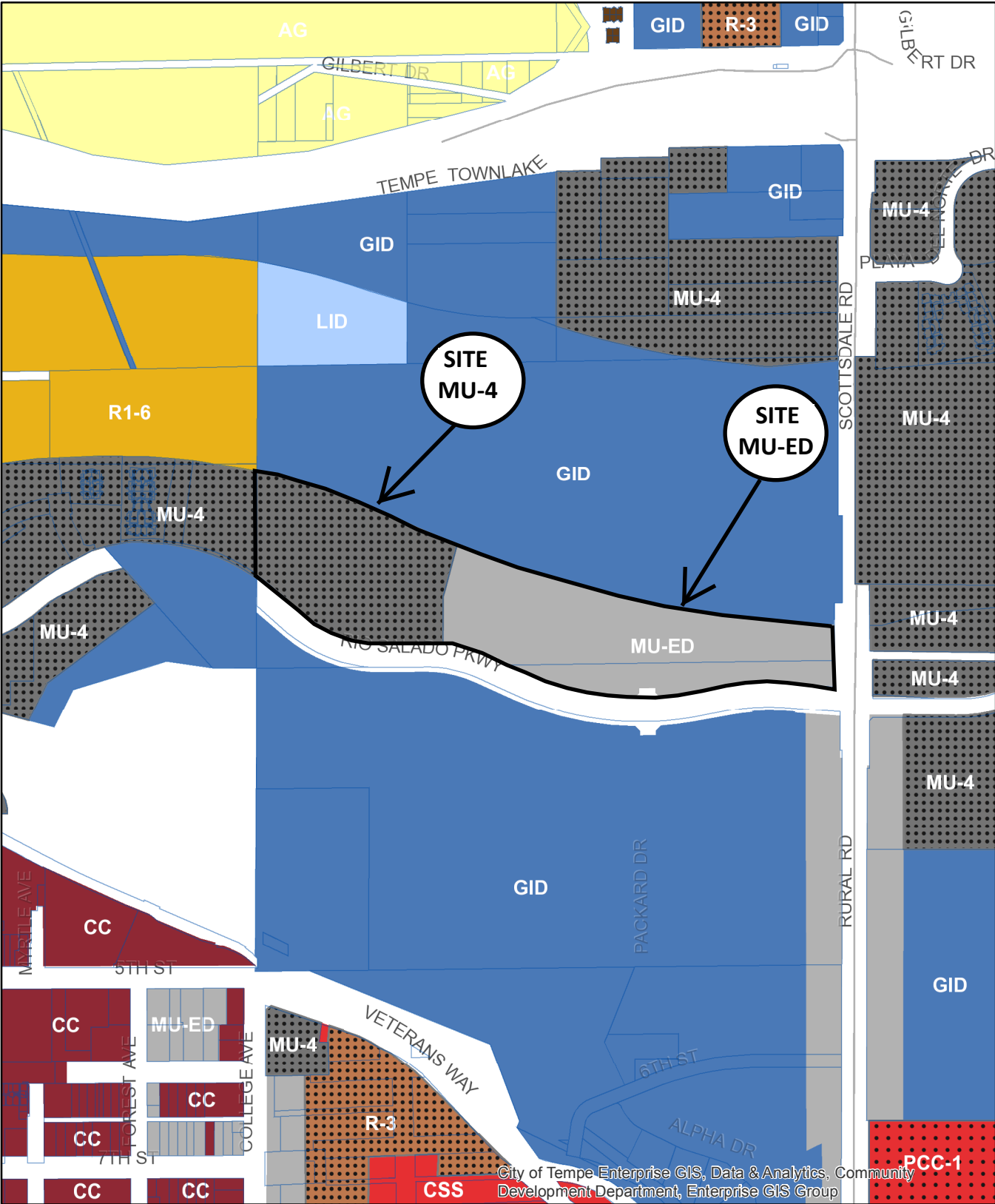
**DEVELOPMENT PROJECT FILE**  
for  
**MARINA HEIGHTS**  
**(PL150232)**

**ATTACHMENTS:**

1. Location Map
2. Aerial
3. Letter of Explanation
- 4-7. Subdivision Plat

# Marina Heights

PL150232



City of Tempe Enterprise GIS, Data & Analytics, Community Development Department, Enterprise GIS Group

- |  |  |
|--|--|
| Light Industrial District (LID)        | Planned Commercial Center Neighborhood (PCC-1) |
| General Industrial District (GID)      | Agricultural (AG)                              |
| City Center (CC)                       | Single-Family Residential (R1-6)               |
| Mixed Use High (MU-4)                  | Multi-Family Residential Limited (R-3)         |
| Mixed Use Educational (MU-ED)          | Multi-Family Residential General (R-4)         |
| Commercial Shopping and Services (CSS) |  |

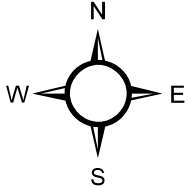
# Marina Heights

PL150232



City of Tempe Enterprise GIS, Data & Analytics

## Aerial Map



MARINA HEIGHTS

LETTER OF EXPLANATION

Marina Heights is a mixed-use office and retail project located at 300 and 600 E Rio Salado Parkway in Tempe, Arizona. The project consists of an office and retail development on a 20.282-acre portion of three existing parcels with a combined acreage of 25.78. The Proposed Parcel 1 will include the new office and retail development. The proposed Parcel 2 will not be developed at this time.

For more information on the development, please see attached Letter of Explanation submitted with the PAD/DPR submittal.

A SUBDIVISION PLAT  
FOR  
**MARINA HEIGHTS**

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

**DEDICATION**

ARIZONA BOARD OF REGENTS AND SFSR MARINA HEIGHTS, LLC, AS OWNERS HAVE PLATTED UNDER THE NAME OF "MARINA HEIGHTS" BEING A PORTION OF THE EAST HALF OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT OF "MARINA HEIGHTS" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING THE SAME AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF TEMPE FOR PUBLIC USE SUCH STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

**ACKNOWLEDGMENT**

ARIZONA BOARD OF REGENTS, A BODY CORPORATE, FOR AND ON BEHALF OF ARIZONA STATE UNIVERSITY

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

ITS: \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ 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 \_\_\_\_\_

**ACKNOWLEDGMENT**

SFSR MARINA HEIGHTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: S/R MARINA HEIGHTS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MEMBER

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

ITS: AUTHORIZED REPRESENTATIVE

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ 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 \_\_\_\_\_

**ACKNOWLEDGMENT**

SFSR MARINA HEIGHTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: TEMPE OFFICE INVESTMENT L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ITS MEMBER

BY: STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY, A CORPORATION ORGANIZED AND DOING BUSINESS UNDER THE ILLINOIS INSURANCE CODE, ITS SOLE MEMBER

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

ITS: SENIOR INVESTMENT OFFICER

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ 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 \_\_\_\_\_

**ACKNOWLEDGMENT**

SFSR MARINA HEIGHTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: TEMPE OFFICE INVESTMENT L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ITS MEMBER

BY: STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY, A CORPORATION ORGANIZED AND DOING BUSINESS UNDER THE ILLINOIS INSURANCE CODE, ITS SOLE MEMBER

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

ITS: ASSISTANT SECRETARY-TREASURER

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ 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 \_\_\_\_\_

**OWNER**

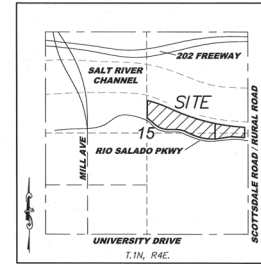
ARIZONA BOARD OF REGENTS  
P.O. BOX 877405  
TEMPE, ARIZONA 85287

**OWNER**

SFSR MARINA HEIGHTS LLC  
BY: S/R MARINA HEIGHTS LLC  
6720 NORTH SCOTTSDALE ROAD,  
SUITE 250  
SCOTTSDALE, ARIZONA 85253

**DEVELOPER**

SFSR MARINA HEIGHTS LLC  
BY: S/R MARINA HEIGHTS LLC  
6720 NORTH SCOTTSDALE ROAD, SUITE 250  
SCOTTSDALE, ARIZONA 85253



**VICINITY MAP**  
T.1N. R.4E.  
N.T.S.

**LEGAL DESCRIPTION (PRIOR TO SUBDIVISION)**

SEE SHEET 2

**BENCHMARK**

A BRASS CAP IN A HANDHOLE AT THE INTERSECTION OF UNIVERSITY DRIVE AND SCOTTSDALE ROAD.  
ELEVATION=1166.36 (CITY OF TEMPE DATUM)

**BASIS OF BEARING**

THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID LINE BEARS SOUTH 89 DEGREES 17 MINUTES 38 SECONDS WEST PER RECORD OF SURVEY - HAYDEN FERRY LAKESIDE EAST IV, BOOK 1068, PAGE 32 RECORDS OF MARICOPA COUNTY, ARIZONA. SAID LINE BEARS SOUTH 89 DEGREES 17 MINUTES 39 SECONDS WEST ACCORDING TO THE CITY OF TEMPE SURVEY CONTROL MAP.

**APPROVALS**

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

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 JANUARY, 2015; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT POSITIONS ARE CORRECTLY SHOWN AND THE SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

*Jason Segneri* \_\_\_\_\_ 1/25/15  
JASON SEGNERI RLS# 35833 DATE

**REC17003**

**DS13032**

**PL150232**

7301 EAST EVANS ROAD  
PHOENIX, ARIZONA 85042  
PHONE (480) 922-0780  
FAX (480) 922-0781  
WWW.SIGSURVEYAZ.COM



**SIG**  
SURVEY INNOVATION  
GROUP, INC.  
Land Surveying Services

REC17003

PL150232

**SUBDIVISION PLAT  
MARINA HEIGHTS  
TEMPE, AZ**



REVISIONS:


DRAWING NAME:  
2013-028 CONDO  
JOB NO. 2013-028  
DRAWN: JAS/RMH/JH  
CHECKED: JAS  
DATE: 11-30-16  
SCALE: NTS  
SHEET: 1 OF 4

DS13032



**LEGAL DESCRIPTION (PRIOR TO SUBDIVISION)**

PARCEL NO. 1:  
 A PORTION OF THE NORTHEAST 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 A FOUND MARICOPA COUNTY DEPARTMENT OF ENGINEERS BRASS CAP IN HAND HOLE AT THE EAST QUARTER CORNER OF SAID SECTION 15, FROM WHICH A FOUND REBAR WITH L.S. TAG NUMBER 15089 AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 15 BEARS SOUTH 89 DEGREES 17 MINUTES 38 SECONDS WEST, A DISTANCE OF 2646.98 FEET;  
 THENCE SOUTH 89 DEGREES 17 MINUTES 38 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 1819.67 FEET;  
 THENCE DEPARTING FROM SAID SOUTH LINE, NORTH 00 DEGREES 09 MINUTES 48 SECONDS EAST, A DISTANCE OF 95.59 FEET TO A POINT ON THE NORTHERLY LINE OF AN EASEMENT RECORDED IN DOCUMENT NO. 2002-1018659, MARICOPA COUNTY RECORDS, SAID POINT BEING ON A CURVE, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 06 DEGREES 48 MINUTES 07 SECONDS WEST, A DISTANCE OF 662.00 FEET, SAID POINT ALSO BEING A POINT ON THE COMMON LINE FOR ASU PARCELS 3A AND 3B AND THE POINT OF BEGINNING;  
 THENCE ALONG THE NORTHERLY LINE OF SAID EASEMENT, THE FOLLOWING FIVE COURSES:  
 WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 88.18 FEET THROUGH A CENTRAL ANGLE OF 07 DEGREES 37 MINUTES 56 SECONDS;  
 THENCE SOUTH 89 DEGREES 10 MINUTES 11 SECONDS WEST, A DISTANCE OF 179.35 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 532.00 FEET;  
 THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 383.78 FEET THROUGH A CENTRAL ANGLE OF 41 DEGREES 19 MINUTES 57 SECONDS;  
 THENCE NORTH 49 DEGREES 29 MINUTES 52 SECONDS WEST, A DISTANCE OF 179.55 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 715.00 FEET;  
 THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 86.45 FEET THROUGH A CENTRAL ANGLE OF 8 DEGREES 55 MINUTES 40 SECONDS TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE AFOREMENTIONED SECTION 15, FROM WHICH THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER BEARS SOUTH 00 DEGREES 12 MINUTES 15 SECONDS WEST, A DISTANCE OF 403.83 FEET;  
 THENCE DEPARTING FROM SAID EASEMENT LINE, NORTH 00 DEGREES 12 MINUTES 15 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 459.63 FEET TO THE SOUTH LINE OF A FLOOD CONTROL MAINTENANCE EASEMENT RECORDED IN BOOK 365 OF MAPS, PAGE 34, MARICOPA COUNTY RECORDS, SAID POINT BEING ON A CURVE, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 12 DEGREES 32 MINUTES 39 SECONDS WEST, A DISTANCE OF 2865.40 FEET;  
 THENCE ALONG THE EASEMENT LINE, THE FOLLOWING THREE COURSES:  
 SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 543.52 FEET THROUGH A CENTRAL ANGLE OF 10 DEGREES 52 MINUTES 05 SECONDS;  
 THENCE SOUTH 66 DEGREES 35 MINUTES 16 SECONDS EAST, A DISTANCE OF 220.40 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 5165.75 FEET;  
 THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 86.45 FEET THROUGH A CENTRAL ANGLE OF 02 DEGREES 00 MINUTES 47 SECONDS TO THE AFOREMENTIONED COMMON LINE FOR ASU PARCELS 3A AND 3B;  
 THENCE ALONG SAID COMMON LINE, SOUTH 15 DEGREES 09 MINUTES 51 SECONDS WEST, A DISTANCE OF 234.00 FEET;  
 THENCE CONTINUING ALONG SAID COMMON LINE, SOUTH 00 DEGREES 09 MINUTES 48 SECONDS WEST, A DISTANCE OF 207.57 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:  
 A PARCEL OF LAND SITUATED IN THE EAST HALF OF SECTION 15, 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 THE EAST QUARTER CORNER OF SAID SECTION 15, FROM WHICH THE CENTER OF SAID SECTION 15 BEARS SOUTH 89 DEGREES 17 MINUTES 38 SECONDS WEST, A DISTANCE OF 2647.00 FEET;  
 THENCE SOUTH 89 DEGREES 17 MINUTES 38 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 864.10 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;  
 THENCE SOUTH 00 DEGREES 32 MINUTES 24 SECONDS EAST, A DISTANCE OF 150.75 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS NORTH 04 DEGREES 11 MINUTES 50 SECONDS WEST, A RADIAL DISTANCE OF 1,230.00 FEET;  
 THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28 DEGREES 25 MINUTES 24 SECONDS, A DISTANCE OF 610.18 FEET;  
 THENCE NORTH 65 DEGREES 46 MINUTES 24 SECONDS WEST, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY OF RIO SALADO PARKWAY, A DISTANCE OF 184.97 FEET TO THE POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 662.00 FEET;  
 THENCE WESTERLY CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY OF RIO SALADO PARKWAY AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17 DEGREES 25 MINUTES 26 SECONDS, A DISTANCE OF 201.32 FEET TO THE COMMON LINE FOR ASU PARCELS 3A AND 3B;  
 THENCE NORTH 00 DEGREES 09 MINUTES 48 SECONDS EAST, DEPARTING SAID NORTHERLY RIGHT OF WAY OF RIO SALADO PARKWAY AND ALONG SAID COMMON LINE FOR ASU PARCELS 3A AND 3B, A DISTANCE OF 207.57 FEET;  
 THENCE NORTH 15 DEGREES 09 MINUTES 51 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE FOR ASU PARCELS 3A AND 3B, A DISTANCE OF 234.02 FEET TO THE SOUTHERLY LINE OF A FLOOD CONTROL MAINTENANCE EASEMENT RECORDED IN BOOK 365 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA AND THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS NORTH 21 DEGREES 23 MINUTES 58 SECONDS EAST, A RADIAL DISTANCE OF 5,165.75 FEET;  
 THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID FLOOD CONTROL MAINTENANCE EASEMENT AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10 DEGREES 27 MINUTES 54 SECONDS, A DISTANCE OF 843.51 FEET;  
 THENCE SOUTH 10 DEGREES 56 MINUTES 06 SECONDS WEST, DEPARTING THE SOUTHERLY LINE OF SAID FLOOD CONTROL MAINTENANCE EASEMENT, A DISTANCE OF 69.94 FEET;  
 THENCE SOUTH 00 DEGREES 32 MINUTES 24 SECONDS EAST, A DISTANCE OF 186.26 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

**DS13032**

**LEGAL DESCRIPTION (PRIOR TO SUBDIVISION)(CONT'D)**

PARCEL NO.3  
 A PARCEL OF LAND SITUATED IN THE EAST HALF OF SECTION 15, 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 THE EAST QUARTER CORNER OF SAID SECTION 15, FROM WHICH THE CENTER OF SAID SECTION 15 BEARS SOUTH 89 DEGREES 17 MINUTES 38 SECONDS WEST, A DISTANCE OF 2647.00 FEET;  
 THENCE SOUTH 89 DEGREES 17 MINUTES 38 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 90.01 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF RURAL ROAD AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;  
 THENCE SOUTH 00 DEGREES 08 MINUTES 02 SECONDS WEST, ALONG SAID WESTERLY RIGHT OF WAY OF RURAL ROAD, A DISTANCE OF 115.07 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF RIO SALADO PARKWAY;  
 THENCE NORTH 85 DEGREES 51 MINUTES 36 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY OF RIO SALADO PARKWAY, A DISTANCE OF 210.23 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 1,065.00 FEET;  
 THENCE WESTERLY CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY OF RIO SALADO PARKWAY AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14 DEGREES 15 MINUTES 01 SECONDS, A DISTANCE OF 264.88 FEET;  
 THENCE SOUTH 79 DEGREES 53 MINUTES 24 SECONDS WEST, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY OF RIO SALADO PARKWAY A DISTANCE OF 175.66 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 1,230.00 FEET;  
 THENCE WESTERLY CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY OF RIO SALADO PARKWAY AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05 DEGREES 54 MINUTES 46 SECONDS, A DISTANCE OF 126.93 FEET;  
 THENCE NORTH 00 DEGREES 32 MINUTES 24 SECONDS WEST, DEPARTING SAID NORTHERLY RIGHT OF WAY OF RIO SALADO PARKWAY, A DISTANCE OF 337.01 FEET;  
 THENCE NORTH 10 DEGREES 56 MINUTES 05 SECONDS EAST, A DISTANCE OF 69.94 FEET TO THE SOUTHERLY LINE OF A FLOOD CONTROL MAINTENANCE EASEMENT RECORDED IN BOOK 365 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA AND THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS NORTH 10 DEGREES 56 MINUTES 05 SECONDS EAST, A RADIAL DISTANCE OF 5,165.75 FEET;  
 THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID FLOOD CONTROL MAINTENANCE EASEMENT AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08 DEGREES 31 MINUTES 37 SECONDS, A DISTANCE OF 768.79 FEET TO A POINT ON SAID WESTERLY RIGHT OF WAY OF RURAL ROAD;  
 THENCE SOUTH 00 DEGREES 08 MINUTES 02 SECONDS WEST, DEPARTING SAID SOUTHERLY LINE OF SAID FLOOD CONTROL MAINTENANCE EASEMENT AND ALONG SAID WESTERLY RIGHT OF WAY OF RURAL ROAD, A DISTANCE OF 156.15 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

**NOTES**

1. THIS LAND DIVISION 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 #35833.
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.
5. PROPERTY CONTAINS 1,123,002 SQUARE FEET OR 25,780 ACRES NET.

**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 0401322245L, DATED OCTOBER 16, 2013. 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.

**PL150232**

**REC17003**

7301 EAST EVANS ROAD  
 PHOENIX, AZ 85022-0780  
 PHONE (480) 922-0780  
 FAX (480) 922-0781  
 WWW.SIGSURVEYAZ.COM



**SIIG**  
 SURVEY INNOVATION  
 GROUP, INC.  
 Land Surveying Services

REC17003

**SUBDIVISION PLAT**  
**MARINA HEIGHTS**  
**TEMPE, AZ**

PL150232



REVISIONS:

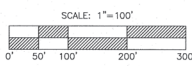
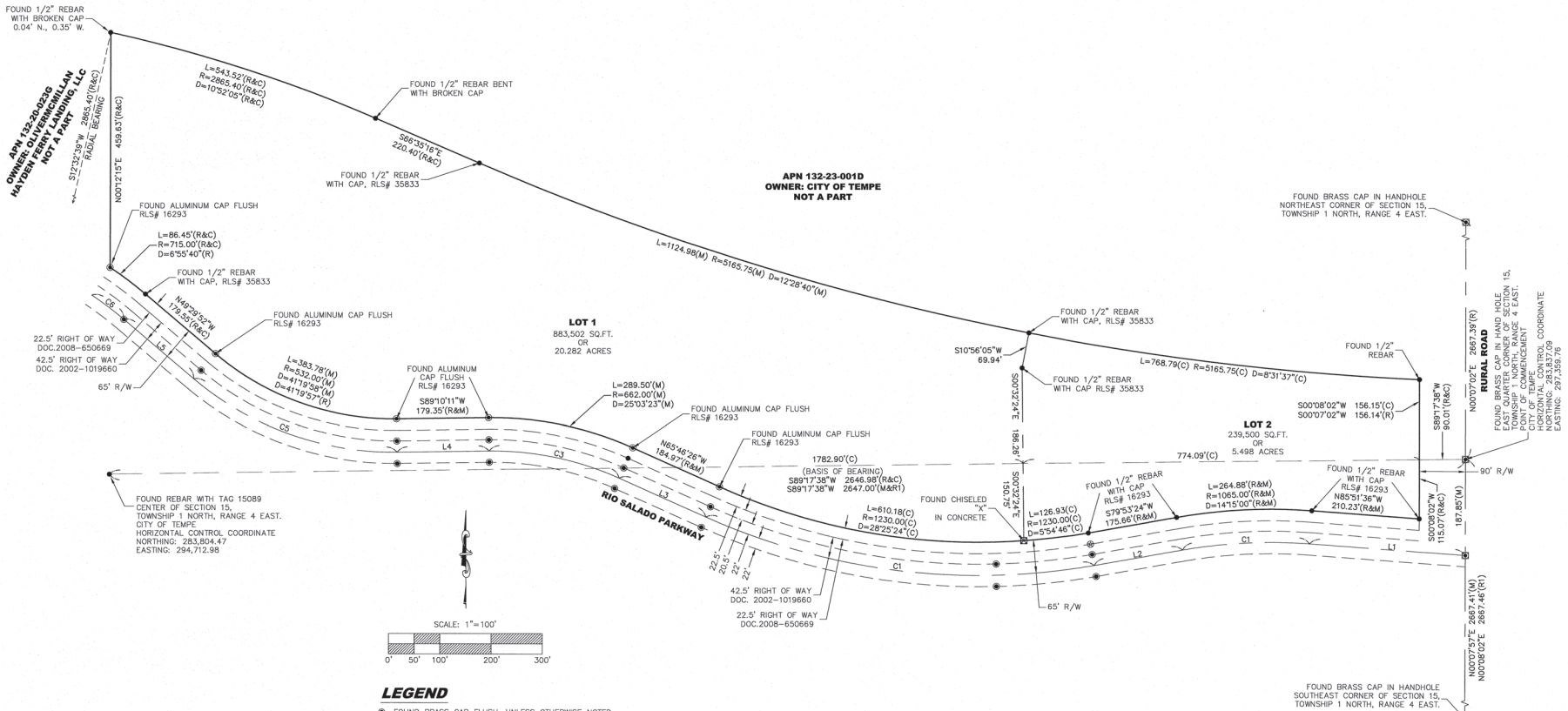
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DRAWING NAME:  
 2013-028 CONDO  
 JOB NO. 2013-028  
 DRAWN: JAS/RMH/JH  
 CHECKED: JAS  
 DATE: 11-30-16  
 SCALE: NTS  
 SHEET: 2 OF 4

DS13032

APN 132-23-002G  
 OWNERS: ROLIVAN, MICHAEL &  
 MAYTOWN FERRY LANDINGS, LLC  
 NOT A PART  
 S17°32'39"W 286.25' (R&C)  
 RADIAL BEARING  
 N00°12'15"E 459.83' (R&C)

APN 132-23-001D  
 OWNER: CITY OF TEMPE  
 NOT A PART



- LEGEND**
- FOUND BRASS CAP FLUSH, UNLESS OTHERWISE NOTED
  - ⊕ FOUND BRASS CAP IN HANDHOLE
  - FOUND P.K. NAIL
  - FOUND 1/2" REBAR AS NOTED
  - ⊙ FOUND COTTON PICKER SPINDLE
  - ⊠ SET CHISELED "X" IN CONCRETE
  - SET MONUMENT AS NOTED
  - (M) MEASURED DATA PER THIS SURVEY
  - (R) RECORD DATA PER LEGAL DESCRIPTION
  - (R1) RECORD DATA PER BK. 1068 OF MAPS, PG. 32
  - (C) CALCULATED DATA PER THIS SURVEY

CURVE TABLE (C)					
CURVE	DELTA	RADIUS	ARC	CHORD	
C1	14°15'01"	1000.00	248.71	S87°00'54"W 248.07	
C2	34°20'10"	1295.00	776.06	S82°26'31"E 764.50	
C3	25°33'23"	597.00	261.09	N78°18'08"W 259.00	
C5	41°19'58"	597.00	430.67	S70°09'50"E 421.39	
C6	6°55'39"	650.00	78.59	N52°37'42"W 78.54	

LINE TABLE (C)		
LINE	BEARING	LENGTH
L1	N85°51'36"W	305.00'
L2	S79°53'24"W	175.86'
L3	N85°49'30"W	184.67'
L4	S89°10'11"W	179.35'
L5	N49°29'52"W	179.55'

DS13032

PL150232

REC17003

7301 EAST EVANS ROAD  
 PHOENIX, AZ 85044  
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 Land Surveying Services

**SUBDIVISION PLAT**  
**MARINA HEIGHTS**  
**TEMPE, AZ**

REC17003

PL150232

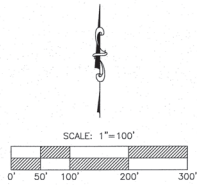
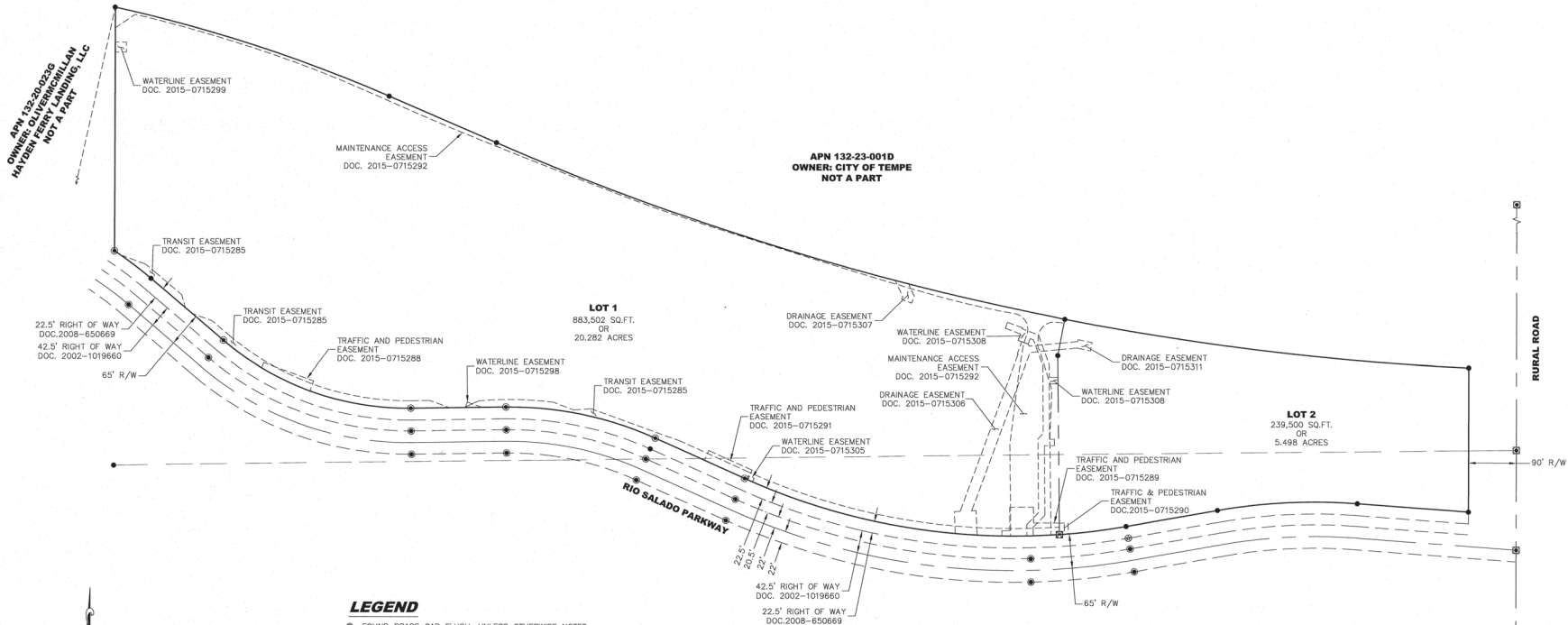
DS13032



REVISIONS:  
 1  
 2  
 3

DRAWING NAME:  
 2013-028 CONDO  
 JOB NO. 2013-028  
 DRAWN: JAS/RMH/JH  
 CHECKED: JAS  
 DATE: 11-30-16  
 SCALE: 1"=100'  
 SHEET: 3 OF 4

APN 132-20-023G  
OWNER: OLIVER MCGILLAN  
HAYDEN FERRY LANDING, LLC  
NOT A PART



**LEGEND**

- FOUND BRASS CAP FLUSH, UNLESS OTHERWISE NOTED
- ⊠ FOUND BRASS CAP IN HANDHOLE
- ⊙ FOUND P.K. NAIL
- FOUND 1/2" REBAR AS NOTED
- ⊙ FOUND COTTON PICKER SPINDLE
- ⊠ SET CHISELED "X" IN CONCRETE
- SET MONUMENT AS NOTED

(M) MEASURED DATA PER THIS SURVEY  
 (R) RECORD DATA PER LEGAL DESCRIPTION  
 (R1) RECORD DATA PER BK. 1088 OF MAPS, PG. 32  
 (C) CALCULATED DATA PER THIS SURVEY

SECTION LINE \_\_\_\_\_  
 CENTER LINE \_\_\_\_\_  
 PROPERTY BOUNDARY LINE \_\_\_\_\_  
 INTERIOR BOUNDARY LINE \_\_\_\_\_  
 MONUMENT LINE \_\_\_\_\_  
 EASEMENT LINE \_\_\_\_\_

DS13032

PL150232

REC17003

REC17003

PL150232

**SUBDIVISION PLAT  
MARINA HEIGHTS  
TEMPE, AZ**



REVISIONS:


DRAWING NAME:  
2013-028 CONDO  
 JOB NO. 2013-028  
 DRAWN: JAS/RMH/JH  
 CHECKED: JAS  
 DATE: 11-30-16  
 SCALE: 1"=100'  
 SHEET: 4 OF 4

7301 EAST EVANS ROAD  
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