

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 12/11/2018
Agenda Item: 2**

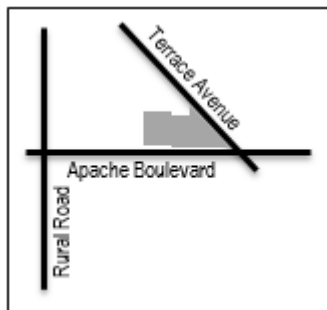
ACTION: Request a Preliminary Subdivision Plat for 1100 E APACHE HOUSING, located at 1100 East Apache Boulevard. The applicant is Gabriel Rios, Wood Patel & Associates.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: 1100 E APACHE HOUSING (PL180174) is a seven-story mixed-use development consisting of 391 dwelling units and commercial uses with structured parking at the north west corner of Terrace Avenue and Apache Boulevard. On April 26, 2018 Council approved a Zoning Map Amendment, Planned Area Development and Development Plan Review for the project, along with a Development and Disposition Agreement to provide 55 workforce housing units within the development. In fulfillment of the conditions of approval necessary to initiate construction, this request includes the following:

SBD180024 Preliminary Subdivision Plat to combine four lots into one 4.84-acre lot for 1100 E APACHE HOUSING.



Existing Property Owners	GD Apache LLC (APN 132-73-126A) GD Apache LLC, LLC (APN132-73-128A) GD Apache LLC, LLC (APN 132-73-129F) GD Apache LLC (APN 132-73-130)
Future Owner	Gilbane
Applicant	Gabriel Rios, Wood Patel & Associates, Inc.
Zoning District	MU-4, TOD Corridor
Gross / Net site area	5.65 gross/ 4.84 net acres
Lot 1	211,043 s.f. (4.8449 acres)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Diana Kaminski, Senior Planner (480) 858-2391

Department Director: Chad Weaver, Community Development Director

Legal review by: N/A

Prepared by: Diana Kaminski, Senior Planner

Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS:

This site is located on the north-west corner of Apache Boulevard and Terrace Avenue within the Transportation Overlay District. The site includes Ten Forty Church, the Southwest Institute of Healing Arts, and a vacant parcel previously owned by the City of Tempe. There are commercial uses to the north, apartments to the northwest of the site, a hotel to the west, commercial uses across Terrace to the east, and commercial and residential uses south of Apache Boulevard. The site is approximately 950 feet from the Dorsey Lane Light Rail Station and is dedicating right of way for the construction of the Street Car on Apache Boulevard. This plat will combine four lots into one lot for the purpose of building a mixed-use development consisting of 8,608 s.f. of commercial retail/service uses, 3,340 s.f. restaurant use and 391 dwelling units, 55 of which are workforce housing. 657 parking spaces are provided to be shared within a parking structure and surface spaces.

Conclusion

Based on the information provided, staff recommends approval of the requested Subdivision plat. The lots will have access to a public street and meet the technical standard of the Tempe City Code, Chapter 30, Subdivisions. This request will also conform to the conditions proposed.

CONDITIONS OF APPROVAL:

- 1. A Final Subdivision Plat shall be approved and recorded prior to issuance of building permits.

HISTORY & FACTS:

1040 E Apache Boulevard:

- 1990 DRB90130 for building adaption for The Gathering Place at 1040 E Apache Blvd
- 1998-present DRB98420 for City in the Desert Metro Church and later 1040 Church

1100 E Apache Boulevard:

- 1959-2000 The site was used as a bowling alley.
- 2001-present The building was adapted into the Southwest Institute for Healing Arts.

1112 E Apache Boulevard:

- 1975-2003 The building was used as a restaurant, bar and billiards hall.
- 2003-2005 The building was later adapted into the New School for the Arts
- 2005-present The building was then adapted into the Southwest Institute for Healing Arts.

1120 E Apache Boulevard:

- 1959-2004 The building was used as a restaurant and later a bar with entertainment.
- 2005 City of Tempe acquired this property for the construction of light rail. The parcel has remained a vacant remnant after completion of the light rail on Terrace and Apache.

July 5, 2017 The City issued a Request for Proposals for the purchase and development of a city parcel at the northwest corner of Terrace and Apache for workforce housing.

September 28, 2017 City Council adopted a resolution authorizing the City Manager to negotiate with Gilbane Development for an agreement to purchase the City-owned land for the construction of workforce housing (Resolution No. R2017.116).

April 10, 2018 Development Review Commission heard this Request for a Zoning Map Amendment, Planned Area Development and Development Plan Review consisting of a seven-story Mixed-Use project with retail, restaurant and student and workforce housing for MIXED-USE DEVELOPMENT AT APACHE BLVD AND TERRACE RD, located at 1100 East Apache Boulevard. The applicant is Snell & Wilmer, LLP. The Commission recommended approval of the request by a 6 to 1 vote.

April 26, 2018 City Council held an introduction and first hearing of the above request.

May 17, 2018 City Council held a second and final hearing of the above request and unanimously approved the proposed development.

December 11, 2018 Development Review Commission is scheduled to hear a request for a Preliminary Subdivision Plat for 1100 E APACHE HOUSING.

December 20, 2018 City Council is scheduled to hear a request for a Final Subdivision Plat for 1100 E APACHE HOUSING.

ZONING AND DEVELOPMENT CODE REFERENCE:

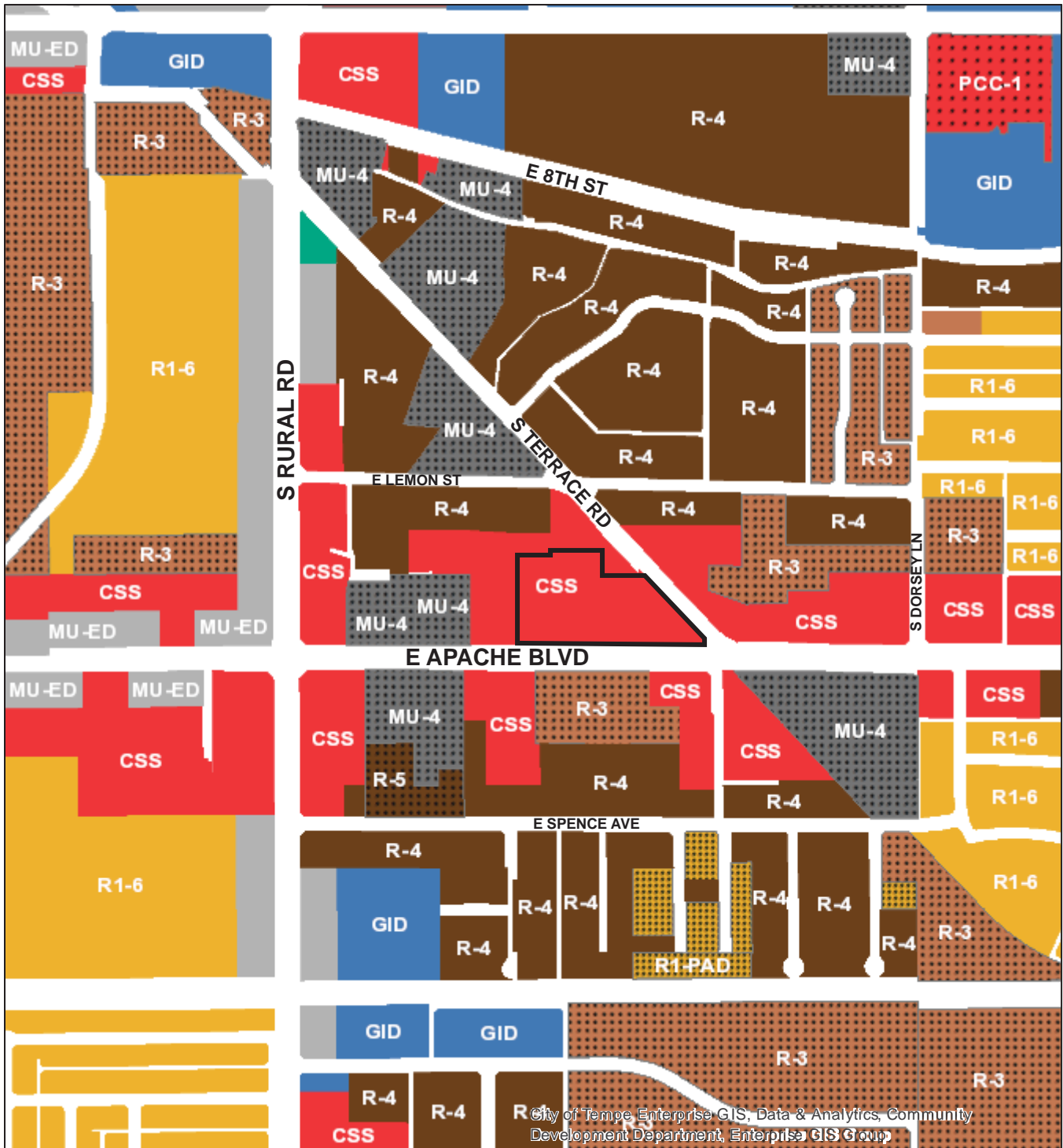
Section 6-307 Subdivisions















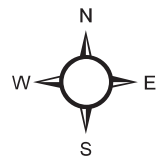
DEVELOPMENT PROJECT FILE
for
1100 E. APACHE HOUSING
(PL180174)

ATTACHMENTS:

1. Location Map
2. Aerial
3. Letter of Explanation
4. Site Plan (for reference)
- 5-7. Subdivision Plat

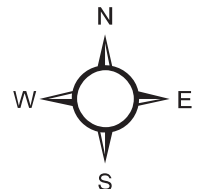


- | | |
|--|---|
|  General Industrial District (GID) |  Single-Family Residential (R1-6) |
|  Mixed Use High (MU-4) |  Single-Family Residential Planned Area Dev (R1-PAD) |
|  Mixed Use Educational (MU-ED) |  Multi-Family Residential (R-2) |
|  Commercial Shopping and Services (CSS) |  Multi-Family Residential Limited (R-3) |
|  Planned Commercial Center Neighborhood (PCC-1) |  Multi-Family Residential General (R-4) |
|  Residential/Office (RO) |  Multi-Family Residential High (R-5) |





Aerial Map



Darrel E. Wood, P.E., R.L.S.
Ashok C. Patel, P.E., R.L.S., CFM
Michael T. Young, P.E., LEED AP
James S. Campbell, P.E., LEED GA
Thomas R. Gettings, R.L.S.
Darin L. Moore, P.E., LEED GA
Jeffrey R. Minch, P.E., CFM
Robert D. Gofonia, P.E., R.L.S.

**FINAL PLAT
PROJECT NARRATIVE
for
Apache and Terrace**

WP# 164535.01
June 15, 2018

The Site is located at the northwest corner of Apache Boulevard and Terrace Road, in the City of Tempe and currently consists of assessed parcel no.'s 132-73-126A, 132-73-128A, 132-73-129F, 132-73-129H and 132-73-130 owned by GD Apache, LLC and the City of Tempe.

The purpose of the Plat is to combine the existing parcels into one lot to be owned by one owner, namely, GD Apache, LLC. Design plans are being prepared to demolish the existing site and improve the site with three multi-story buildings that will include residential units, commercial units, amenities, parking and other required development features. Overall, the project is in line with the revitalization of the Apache Boulevard corridor and will enhance the surrounding community.

Sincerely,

Wood, Patel & Associates, Inc.



Gabriel S. Rios, R.L.S.
Project Manager

GSR/km

Y:\WP\General Correspondence\164535.01 Apache & Terrace Final Plat Project Narrative for City of Tempe 06-15-18.docx



BUILDING CODES

ASSOCIATED CODES AND REGULATIONS:

- 2012 TEMPE BUILDING SAFETY ADMINISTRATIVE CODE W/AMENDMENTS
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) W/AMENDMENTS
- 2012 INTERNATIONAL BUILDING CODE (IBC) W/AMENDMENTS
- 2012 INTERNATIONAL MECHANICAL CODE (IMC) W/AMENDMENTS
- 2011 NATIONAL ELECTRICAL CODE (NEC) W/AMENDMENTS
- 2012 INTERNATIONAL PLUMBING CODE (IPC) W/AMENDMENTS
- 2012 INTERNATIONAL FUEL GAS CODE (IFGC) W/AMENDMENTS
- 2012 INTERNATIONAL FIRE CODE (IFC) W/AMENDMENTS

PROJECT NAME & ADDRESS:
MIXED-USE DEVELOPMENT AT NW/4 OF APACHE BLVD. AND TERRACE ROAD, TEMPE, ARIZONA

PROJECT DESCRIPTION:
5 LEVEL ON GRADE WORK FORCE HOUSING AND 4 LEVEL (5 LEVELS OVER 1 LEVEL PODIUM) RESIDENTIAL HOUSING RESIDENTIAL WRAPPED AROUND A 4.5 LEVEL PARKING STRUCTURE, ON GRADE CLUBHOUSE/LEASING OFFICE, RETAIL AND A POOL.

DEVELOPER:
GILBANE DEVELOPMENT COMPANY
100 PENN SQUARE EAST, SUITE 1040
PHILADELPHIA, PA. 19107
ANDREW ANIG - DEVELOPMENT DIRECTOR
267-256-4516

ARCHITECT:
TODD & ASSOCIATES, INC.
4019 NORTH 44TH STREET
PHOENIX, AZ. 85018
JAMES FAVATA - PROJECT MANAGER
602-952-8280

LANDSCAPE ARCHITECT:
TODD & ASSOCIATES, INC.
4019 NORTH 44TH STREET
PHOENIX, AZ. 85018
BRAD WINKLER - PROJECT MANAGER
602-952-8280

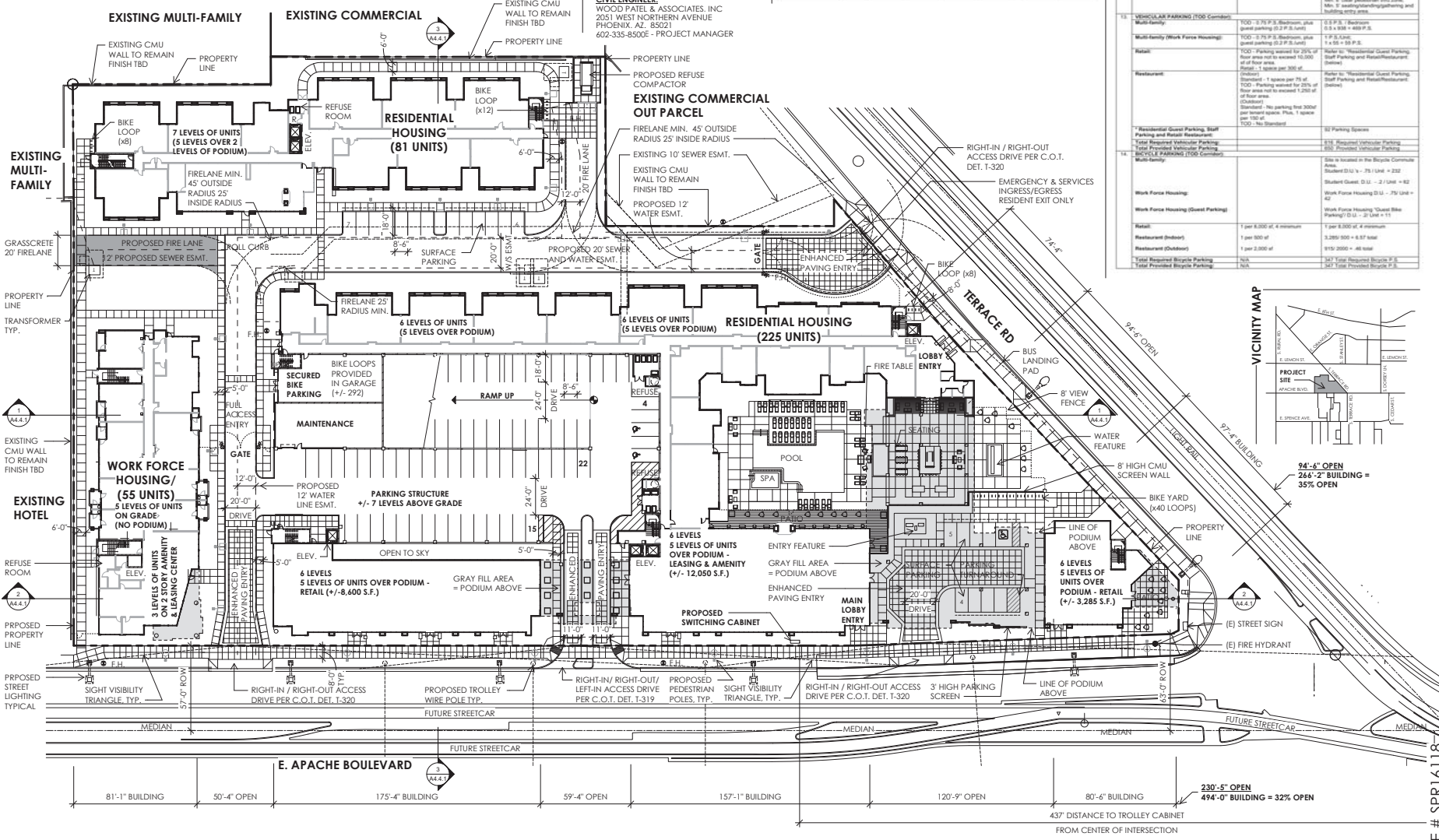
CIVIL ENGINEER:
WOOD PATEL & ASSOCIATES, INC.
2051 WEST NORTHERN AVENUE
PHOENIX, AZ. 85021
602-335-8506 - PROJECT MANAGER

UNIT MIX

Building/Level	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	Total
Residential 1 (1st Level)	10 units	10 units	10 units	10 units	10 units	10 units	60 units
Residential 2 (2nd Level)	10 units	10 units	10 units	10 units	10 units	10 units	60 units
Residential 3 (3rd Level)	10 units	10 units	10 units	10 units	10 units	10 units	60 units
Residential 4 (4th Level)	10 units	10 units	10 units	10 units	10 units	10 units	60 units
Residential 5 (5th Level)	10 units	10 units	10 units	10 units	10 units	10 units	60 units
Workforce Housing (1st Level)	10 units	10 units	10 units	10 units	10 units	10 units	60 units
Workforce Housing (2nd Level)	10 units	10 units	10 units	10 units	10 units	10 units	60 units
Workforce Housing (3rd Level)	10 units	10 units	10 units	10 units	10 units	10 units	60 units
Workforce Housing (4th Level)	10 units	10 units	10 units	10 units	10 units	10 units	60 units
Workforce Housing (5th Level)	10 units	10 units	10 units	10 units	10 units	10 units	60 units
Total	50 units	50 units	50 units	50 units	50 units	50 units	250 units

PROJECT DATA

No.	Standard	Existing	PAD Provided
1	2007 GENERAL PLAN LANE 2007 GENERAL PLAN DENSITY	MIX 4 TOD Compliant	MIX 4 TOD Compliant
2	ZONING	OSB TOD Compliant	MIX 4 TOD Compliant
3	WPA AREA:	15.50 Gross Acres (10,942,277 sq. ft.)	15.50 Gross Acres (10,942,277 sq. ft.)
4	DEVELOPMENT QUANTITY:	250 Units	250 Units
5	MAXIMUM BUILDING HEIGHT (CONCRETE):	81 Feet	81 Feet
6	DENSITY:	16.13 Units/Gross Acre = 68.47 U/GA	16.13 Units/Gross Acre = 68.47 U/GA
7	REQUIREMENTS TO BE MET BY DEVELOPER:	See Appendix A for details	See Appendix A for details
8	MINIMUM COVERAGE:	10%	10%
9	MINIMUM LANDSCAPE COVERAGE (% of Net Lot Area):	20%	20%
10	MINIMUM TREE CANOPY COVERAGE (% of Net Lot Area):	20%	20%
11	FRONT (FENCE) BACK:	4 Feet minimum	4 Feet minimum
12	VEHICULAR PARKING (TOD Compliant):	1000' 3.75 P.F.S. (Minimum) and 200' 1.00 P.F.S. (Maximum) per 100' of frontage	1000' 3.75 P.F.S. (Minimum) and 200' 1.00 P.F.S. (Maximum) per 100' of frontage
13	VEHICULAR PARKING (TOD Compliant):	1000' 3.75 P.F.S. (Minimum) and 200' 1.00 P.F.S. (Maximum) per 100' of frontage	1000' 3.75 P.F.S. (Minimum) and 200' 1.00 P.F.S. (Maximum) per 100' of frontage
14	VEHICULAR PARKING (TOD Compliant):	1000' 3.75 P.F.S. (Minimum) and 200' 1.00 P.F.S. (Maximum) per 100' of frontage	1000' 3.75 P.F.S. (Minimum) and 200' 1.00 P.F.S. (Maximum) per 100' of frontage



NO. 16-2026-02
MIXED-USE DEVELOPMENT at APACHE BLVD AND TERRACE RD
Tempe, AZ

Gilbane
100 Penn Square East Suite 1040
Philadelphia, PA. 19107
(267) 256-4516P



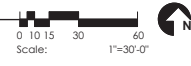
TODD & ASSOCIATES, INC.
Grad. Planning - Creative Design
Architecture Planning
Landscape Architecture
4019 North 44th Street
Phoenix, AZ 85018
602-952-8280p, 602-952-8995f
www.toddassoc.com
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01-22-18
PAD SUBMITTAL
Proj Mgr. JF
Dwn By: DSS
Rev. Date: Description:
1
2
3

ARCHITECTURAL SITE PLAN

A1.1

1 ARCHITECTURAL SITE PLAN
T=30'0"



1/22/2018 10:49:18 AM D:\Todd\Projects\16-2026-02 Apache & Terrace\16-2026-02-01p1.rvt

PRELIMINARY PLAT
FOR
APACHE AND TERRACE

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

DEDICATION

G D APACHE LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER; HAS PLATTED UNDER THE NAME OF "APACHE AND TERRACE", LOCATED WITHIN A PORTION OF THE NORTHWEST 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 "APACHE AND TERRACE" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT AND STREETS CONSTITUTING THE SAME AND THAT THE LOT AND STREETS 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 STREETS AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

ACKNOWLEDGMENT

G D APACHE LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____, ITS _____ DATE _____

ON THIS ____ DAY OF _____, 2018 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HERSELF 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: _____ NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

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

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

THE SOUTH 350.00 FEET OF THE FOLLOWING:

PART OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING PART OF LOT 44, OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER, 23 CHAINS WEST OF THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER, AND RUNNING WEST ALONG SAID SOUTH LINE, 5 CHAINS TO A POINT WHICH IS 11 ½ CHAINS EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER, SAID POINT BEING IDENTICAL WITH THE SOUTHEAST CORNER OF LAND CONVEYED BY GARRISON TO MATHEWS, AS SET FORTH IN DEED RECORDED IN BOOK 208 OF DEEDS, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 10 ½ CHAINS TO ROAD;

OWNER/DEVELOPER

G D APACHE LLC, A DELAWARE LIMITED LIABILITY COMPANY

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 NORTHWEST 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 _____, 2018.

BY: _____ MAYOR _____ DATE _____

ATTEST: _____ CITY CLERK _____ DATE _____

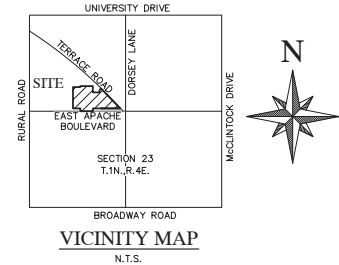
BY: _____ CITY ENGINEER _____ DATE _____

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 MAY, 2018; 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
WOOD, PATEL & ASSOCIATES, INC.
1630 SOUTH STAPLEY DRIVE - SUITE 219
MESA, ARIZONA 85204
(480) 834-3300
SURVEYOR@WOODPATEL.COM



NOTES

- 1) THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-578.
- 2) LOT CORNERS TO BE SET WITH 1/2" REBAR AND CAP OR TAG, WOODPATEL LS48932, 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 RETAIN THE 100-YEAR DESIGN STORM RUNOFF AND 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."

WOOD/PATEL
MISSION: CLIENT SERVICE®
(480) 834-3300
WWW.WOODPATEL.COM

APACHE AND TERRACE
PRELIMINARY PLAT



CHECKED BY	CSR
CAD TECHNICIAN	ELF
SCALE	N.T.S.
DATE	10-26-2018
JOB NUMBER	164535 01
SHEET	1 OF 3

DS160812

SBD180024

REC18111

LEGAL DESCRIPTION (CONTINUED)

THENCE EAST 5 CHAINS ALONG SAID ROAD TO A POINT DUE NORTH OF THE POINT OF BEGINNING; AND

THENCE SOUTH 10 1/2 CHAINS TO POINT OF BEGINNING;

EXCEPTING ANY PORTION ALONG THE SOUTH SIDE THEREOF WITHIN THE RIGHT OF WAY OF THE MESA-TEMPE STATE HIGHWAY, U.S. #80; AND

EXCEPTING THE WEST 200.00 FEET OF THE SOUTH 350.00 FEET THEREOF; AND

EXCEPT ANY PORTION THEREOF, IF ANY, LYING WITHIN THE PARCELS OF LAND SET FORTH IN DEEDS RECORDED IN DOCKET 2391, PAGE 517, AND IN DOCKET 2391, PAGE 519, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

COMMENCING FOR A TIE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE EAST (ASSUMED) ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 959.00 FEET;

THENCE NORTH 00 DEGREES 41 MINUTES WEST, 350.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN DOCKET 770, PAGE 124, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE EAST ALONG THE NORTH LINE OF SAID PROPERTY, 136.76 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY;

THENCE NORTH 00 DEGREES 03 MINUTES WEST, 75.00 FEET;

THENCE WEST 136.79 FEET;

THENCE SOUTH 00 DEGREES 04 MINUTES EAST, 75.00 FEET TO THE POINT OF BEGINNING;

EXCEPT ANY PORTION THEREOF, IF ANY, LYING WITHIN THE PARCELS OF LAND SET FORTH IN DEEDS RECORDED IN DOCKET 2391, PAGE 517, AND IN DOCKET 2391, PAGE 519, RECORDS OF MARICOPA COUNTY, ARIZONA.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

THE SOUTH 443 FEET OF THE WEST 220 FEET OF THAT PART OF THE NORTHWEST 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:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION, DISTANT WEST THEREON 13 CHAINS FROM THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 10 CHAINS;
THENCE WEST 10 CHAINS;
THENCE SOUTH 10 CHAINS TO SAID SOUTH LINE;
THENCE ALONG SAID SOUTH LINE, EAST 10 CHAINS TO THE POINT OF BEGINNING;

EXCEPT THEREFROM ALL THAT PORTION THEREOF LYING NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF PHOENIX AND EASTERN RAILROAD COMPANY.

PARCEL NO. 2:

THAT CERTAIN PARCEL OF LAND BEING A PART OF THE NORTHWEST 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:

DS160812

LEGAL DESCRIPTION (CONTINUED)

THE NORTH 281.80 FEET OF THE SOUTH 331.80 OF THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 23 DISTANT WEST THEREON 13 CHAINS FROM THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 10 CHAINS;
THENCE WEST 10 CHAINS;
THENCE SOUTH 10 CHAINS TO THE SAID SOUTH LINE;
THENCE ALONG THE SOUTH LINE EAST 10 CHAINS TO THE POINT OF BEGINNING;

EXCEPT THEREFROM ALL OF THAT PORTION THEREOF LYING NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF RIGHT OF WAY OF PHOENIX AND EASTERN RAILROAD COMPANY; AND

EXCEPT THE WEST 220.00 FEET; AND
EXCEPT THE EAST 290.00 FEET AS MEASURED ALONG THE SOUTH LINE; AND EXCEPT ANY PORTION OF THE FOLLOWING DESCRIBED PARCELS AS SET FORTH IN DOCUMENT NO. 2005-1106778 DESCRIBED AS FOLLOWS:

PARCEL A:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
THENCE NORTH 89 DEGREES 59 MINUTES 58 SECONDS EAST, A DISTANCE OF 1474.61 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 02 SECONDS WEST, A DISTANCE OF 55.00 FEET TO THE TRUE POINT OF BEGINNING;

COMMENCING AT THE POINT OF BEGINNING;
THENCE SOUTH 89 DEGREES 59 MINUTES 58 SECONDS WEST, A DISTANCE OF 15.82 FEET TO THE WEST LINE OF THAT CERTAIN PROPERTY DESCRIBED IN DOCUMENT NO. 96-893557;
THENCE NORTH 00 DEGREES 00 MINUTES 39 SECONDS WEST, A DISTANCE OF 276.82 FEET;
THENCE SOUTH 89 DEGREES 54 MINUTES 47 SECONDS EAST, A DISTANCE OF 15.87 FEET;
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 276.80 FEET TO THE POINT OF BEGINNING.

PARCEL B:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 59 MINUTES 58 SECONDS, EAST, A DISTANCE OF 1474.61 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 20 SECONDS WEST, A DISTANCE OF 331.82 FEET TO THE TRUE POINT OF BEGINNING.

COMMENCING AT THE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 54 MINUTES 47 SECONDS WEST, A DISTANCE OF 15.87 FEET TO THE WEST LINE OF THAT CERTAIN PROPERTY DESCRIBED IN DOCUMENT NO. 96-893557;
THENCE NORTH 00 DEGREES 00 MINUTES 39 SECONDS WEST, A DISTANCE OF 58.89 FEET;
THENCE SOUTH 44 DEGREES 00 MINUTES 23 SECONDS EAST, A DISTANCE OF 22.86 FEET;
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 42.47 FEET TO THE POINT OF BEGINNING.

PARCEL C:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
THENCE NORTH 89 DEGREES 59 MINUTES 58 SECONDS EAST, A DISTANCE OF 1474.61 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 02 SECONDS WEST, A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING.

SBD180024

LEGAL DESCRIPTION (CONTINUED) (CONTINUES ON SHEET 3)

COMMENCING AT THE POINT OF BEGINNING;
THENCE SOUTH 89 DEGREES 59 MINUTES 58 SECONDS WEST, A DISTANCE OF 15.82 FEET TO THE WEST LINE OF THAT CERTAIN PROPERTY DESCRIBED IN DOCUMENT NO. 96-893557;
THENCE NORTH 00 DEGREES 00 MINUTES 39 SECONDS WEST, A DISTANCE OF 340.72 FEET;
THENCE SOUTH 44 DEGREES 00 MINUTES 23 SECONDS EAST, A DISTANCE OF 22.86 FEET;
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 324.27 FEET TO THE POINT OF BEGINNING.

PARCEL D:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 59 MINUTES 58 SECONDS EAST, A DISTANCE OF 1474.61 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 02 SECONDS WEST, A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING.

COMMENCING AT THE POINT OF BEGINNING;
THENCE SOUTH 89 DEGREES 59 MINUTES 58 SECONDS WEST, A DISTANCE OF 15.82 FEET TO THE WEST LINE OF THAT CERTAIN PROPERTY DESCRIBED IN DOCUMENT NO. 96-893557;
THENCE NORTH 00 DEGREES 00 MINUTES 39 SECONDS WEST, A DISTANCE OF 5.00 FEET;
THENCE NORTH 89 DEGREES 59 MINUTES 58 SECONDS EAST, A DISTANCE OF 15.82 FEET;
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3:

AN EASEMENT FOR INGRESS AND EGRESS, AS CREATED IN INSTRUMENT RECORDED IN DOCKET 9213, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA, OVER THE EAST 30 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF THE NORTHWEST 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:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 23, DISTANT WEST THEREON 13 CHAINS FROM THE SOUTHEAST CORNER THEREOF;
THENCE NORTH 10 CHAINS;
THENCE WEST 10 CHAINS;
THENCE SOUTH 10 CHAINS TO THE SAID SOUTH LINE;
THENCE ALONG THE SOUTH LINE EAST 10 CHAINS TO THE POINT OF BEGINNING;

EXCEPT THEREFROM ALL OF THAT PORTION THEREOF LYING NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF RIGHT OF WAY OF PHOENIX AND EASTERN RAILROAD COMPANY AND
EXCEPT THE WEST 220.00 FEET; AND
EXCEPT THE EAST 290.00 FEET AS MEASURED ALONG THE SOUTH LINE; AND
EXCEPT THE SOUTH 331.80 FEET THEREOF.

TOGETHER WITH

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 23, A 3-INCH CITY OF TEMPE BRASS CAP IN HANDHOLE, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION, A 3-INCH CITY OF TEMPE BRASS CAP IN HANDHOLE, BEARS NORTH 00°05'00" WEST, A DISTANCE OF 2531.99 FEET;

THENCE ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION, SOUTH 89°59'20" EAST, A DISTANCE OF 1458.93 FEET;

THENCE LEAVING SAID EAST-WEST MID-SECTION LINE, NORTH 00°00'40" EAST A DISTANCE OF 56.00 FEET, TO THE WEST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2005-0719134, MARICOPA COUNTY RECORDS (M.C.R.) AND THE POINT OF BEGINNING;

THENCE ALONG SAID WEST LINE, NORTH 00°03'50" WEST, A DISTANCE OF 293.35 FEET;

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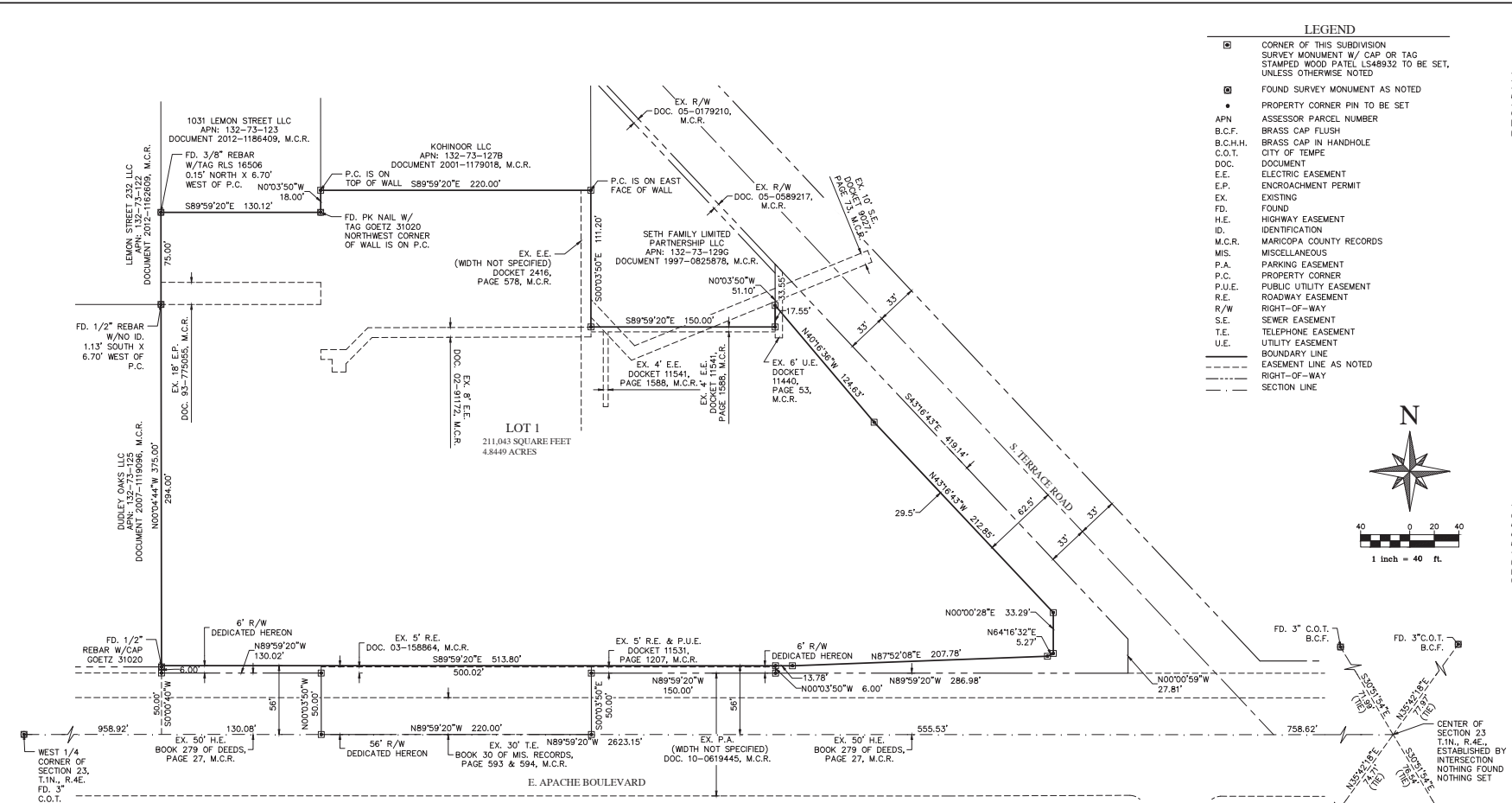
APACHE AND TERRACE
PRELIMINARY PLAT

SBD180024



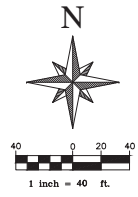
CHECKED BY	GSR
CAD TECHNICIAN	ELF
SCALE	N.T.S.
DATE	10-26-2018
JOB NUMBER	164535-01
SHEET	2 OF 3

DS160812



LEGEND

- ◻ CORNER OF THIS SUBDIVISION SURVEY MONUMENT W/ CAP OR TAG STAMPED WOOD PATEL S48932 TO BE SET, UNLESS OTHERWISE NOTED
- ◻ FOUND SURVEY MONUMENT AS NOTED
- PROPERTY CORNER PIN TO BE SET
- APN ASSESSOR PARCEL NUMBER
- B.C.F. BRASS CAP FLUSH
- B.C.H.H. BRASS CAP IN HANDHOLE
- C.O.T. CITY OF TEMPE
- DOC. DOCUMENT
- E.E. ELECTRIC EASEMENT
- E.P. ENCROACHMENT PERMIT
- EX. EXISTING
- FD. FOUND
- H.E. HIGHWAY EASEMENT
- ID. IDENTIFICATION
- M.C.R. MARICOPA COUNTY RECORDS
- MIS. MISCELLANEOUS
- P.A. PARKING EASEMENT
- P.C. PROPERTY CORNER
- P.U.E. PUBLIC UTILITY EASEMENT
- R.E. ROADWAY EASEMENT
- R/W. RIGHT-OF-WAY
- S.E. SEWER EASEMENT
- T.E. TELEPHONE EASEMENT
- U.E. UTILITY EASEMENT
- BOUNDARY LINE
- - - EASEMENT LINE AS NOTED
- - - RIGHT-OF-WAY
- SECTION LINE



LEGAL DESCRIPTION (CONTINUED)

THENCE LEAVING SAID WEST LINE, SOUTH 40°16'36" EAST, A DISTANCE OF 124.63 FEET;

THENCE SOUTH 43°16'43" EAST, A DISTANCE OF 212.85 FEET;

THENCE SOUTH 00°00'28" WEST, A DISTANCE OF 33.29 FEET;

THENCE SOUTH 64°16'32" WEST, A DISTANCE OF 5.27 FEET;

THENCE SOUTH 87°52'08" WEST, A DISTANCE OF 207.78 FEET;

THENCE ALONG A LINE PARALLEL TO AND 56- FEET NORTH OF SAID EAST-WEST MID-SECTION LINE, NORTH 89°59'20" WEST, A DISTANCE OF 13.78 FEET, TO THE POINT OF BEGINNING.

DS160812

SBD180024

REC18111

REC18111

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PRELIMINARY PLAT



CHECKED BY	GSR
CAD TECHNICIAN	ELF
SCALE	1" = 40'
DATE	10-26-2018
JOB NUMBER	164535.01
SHEET	3 OF 3