

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 01/22/2019
Agenda Item: 2**

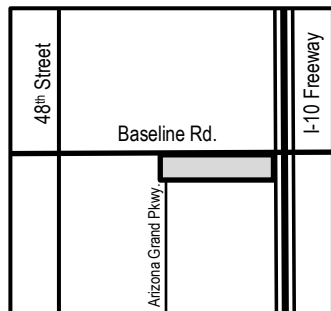
ACTION: Request a Preliminary Subdivision Plat for BASELINE RETAIL II, located at 2023 West Baseline Road. The applicant is COE & Van Loo Consultants, Inc.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: BASELINE RETAIL II (PL180270) consists of five (5) existing parcels, one of which is a one lot subdivision and the remainder are not part of a subdivision, to be combined into one. There is an existing building and parking on two of the unsubdivided parcels for a restaurant use, one of the parcels contains a private street and landscape, and the remaining two parcels are vacant. The applicant is requesting to combine the parcels for future development of the property, that is owned and maintained by Arizona Grand Resort. The request includes the following:

SBD180029 A Preliminary Subdivision Plat to combine five (5) parcels into one (1) lot.



Property Owners
Applicant
Zoning District
Lot 1

Arizona Grand Resort, LLC
Mike Russo, COE & Van Loo Consulting Inc.
CSS, Commercial Shopping & Services
+/- 5.056 acres (+/- 218,939 SF)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Obenia Kingsby II, Planner II (480) 858-2394

Department Director: Chad Weaver, Community Development Director
Legal review by: N/A
Prepared by: Obenia Kingsby II, Planner II
Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS:

This site is located on the south side of Baseline Road, approximately 1,975 feet west of 48th Street and spans from Arizona Grand Parkway (private street) to the I-10 Freeway. All directly adjacent properties are located within the City of Phoenix jurisdiction.

CONCLUSION

Based on the information provided, staff recommends approval of the requested Subdivision plat. The lot 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:

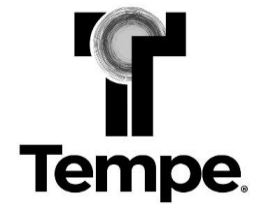
1. A Final Subdivision Plat shall be approved prior to recordation of plat.

HISTORY & FACTS:

July 17, 2008 City Council approved a Subdivision Plat for Baseline Retail located at 2005 West Baseline Road.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307 Subdivisions



DEVELOPMENT PROJECT FILE

for

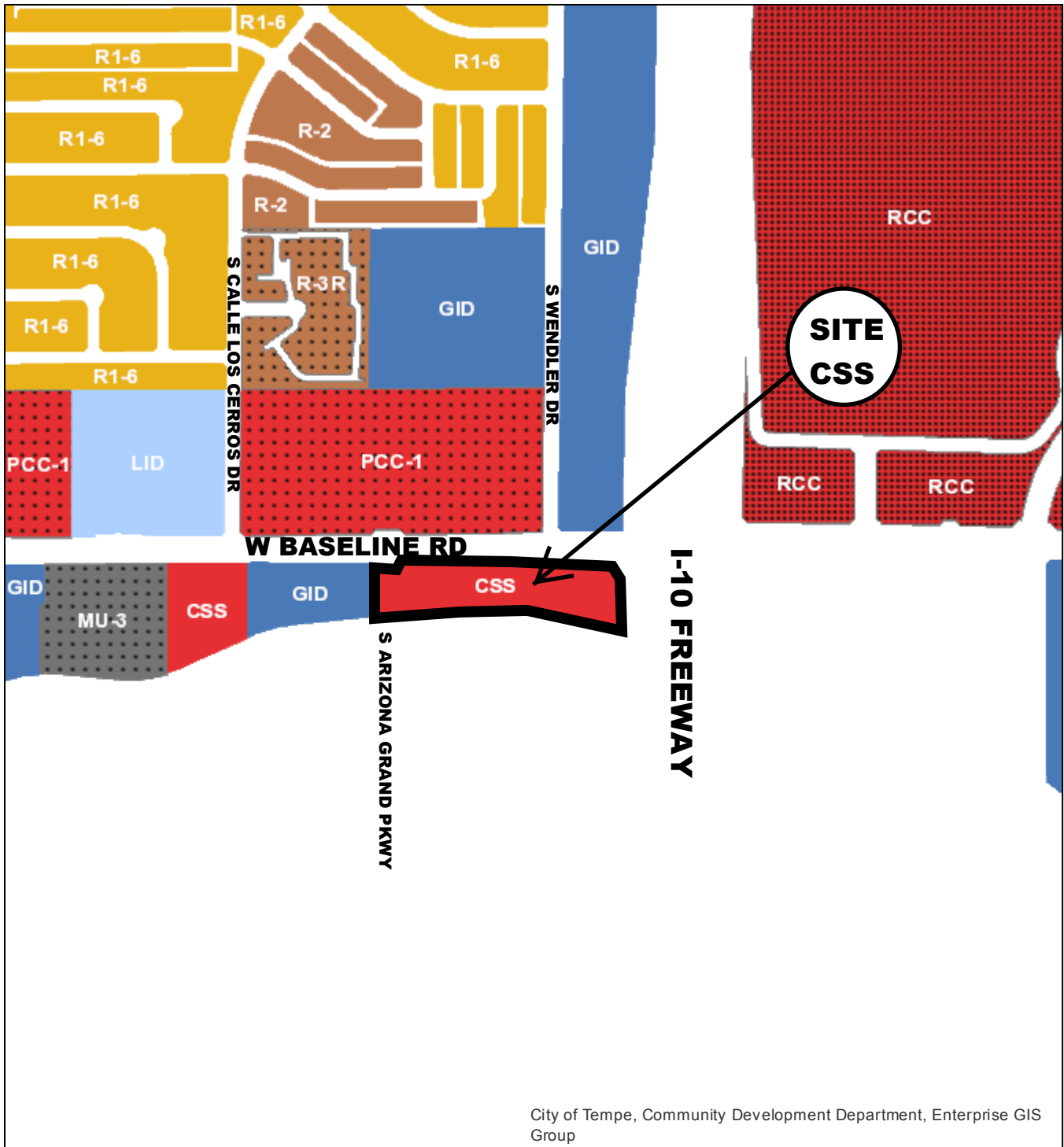
**BASELINE RETAIL II
(PL180270)**

ATTACHMENTS:










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

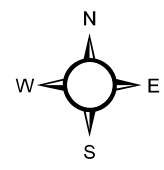
BASELINE RETAIL

PL 180270



City of Tempe, Community Development Department, Enterprise GIS Group

- | | |
|--|--|
|  Light Industrial District (LID) |  Regional Commercial Center (RCC) |
|  General Industrial District (GID) |  Single-Family Residential (R1-6) |
|  Mixed Use Med-High (MU-3) |  Multi-Family Residential (R-2) |
|  Commercial Shopping and Services (CSS) |  Multi-Family Residential Restricted (R-3R) |
|  Planned Commercial Center Neighborhood (PCC-1) | |

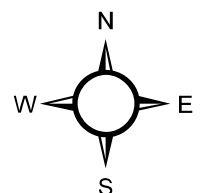


BASELINE RETAIL

PL 180270



Aerial Map



Baseline Retail Narrative

The client is attempting to build a theme wall with landscape in the Baseline Retail parcel. CVL was contracted to combine the lots shown within, abolish the current lot lines and create 1 overall lot greater than 5 Acres. Since Baseline Road is ultimately built out, adequate right of way have been dedicated, a lot combination would be the method to achieve the project goal.

The theme wall with landscape conforms to the City of Tempe General Plan 2040. The parcel is designated as a mixed-use parcel. The theme wall does not affect parcel use.

This parcel is zoned CSS (Commercial Shopping and Services District). The current of the land is Aunt Chilada's restaurant. No additional uses or improvements besides the theme wall are proposed at this time.

The parcel is Flood Zone X, according to FEMA Map 04013C-2240 L, dated October 16, 2013, and does not suffer periodic flooding.

SUBDIVISION PLAT FOR BASELINE RETAIL II

A REPLAT OF "BASELINE RETAIL" AS RECORDED IN BOOK 999 OF MAPS, PAGE 9, MARICOPA COUNTY RECORDER AND A PORTION OF LAND LOCATED IN THE NORTH HALF OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DECLARATION:

THAT ARIZONA GRAND RESORT, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS PLATTED UNDER THE NAME OF BASELINE RETAIL II, A REPLAT OF "BASELINE RETAIL" AS RECORDED IN BOOK 999 OF MAPS, PAGE 9, MARICOPA COUNTY RECORDER, AND A PORTION OF LAND LOCATED WITHIN A PORTION OF THE NORTH HALF OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND HEREBY PUBLISHES THIS LOT COMBINATION OF "BASELINE RETAIL II", PARCEL NO. 1, PARCEL NO. 2, PARCEL NO. 3, PARCEL NO. 4 AND PARCEL NO. 5; AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES DIMENSIONS OF SAID LOT.

OWNER AUTHORIZATION:

ARIZONA GRAND RESORT, LLC., A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ DATE: _____
STANLEY GRAY

ITS: MANAGER OF ARIZONA GRAND RESORT, L.L.C

ACKNOWLEDGEMENT:

ON THIS ____ DAY OF _____, 20____ BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED STANLEY GRAY AS MANAGER, 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: _____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION):

PARCEL NO. 1:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 5, SAID POINT BEING RECENTLY SET BY THE CITY OF TEMPE AND BEARS SOUTH 89 DEGREES 27 MINUTES 20 SECONDS WEST, A DISTANCE OF 2,623.53 FEET FROM THE NORTHEAST CLOSING CORNER OF SAID SECTION 5;

THENCE NORTH 89 DEGREES 27 MINUTES 20 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 375.49 FEET;

(CONTINUED ON SHEET 2)

OWNER(S)/DEVELOPER:

ARIZONA GRAND RESORT, L.L.C.,
A DELAWARE LIMITED LIABILITY COMPANY
3101 N. CENTRAL AVENUE
PHOENIX, AZ. 85012

BENCHMARK:

NORTHEAST CORNER OF SECTION 5, T.1S., R.4E. ELEVATION BEING 1236.02 PER TEMPE, ARIZONA SURVEY CONTROL MAP

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°27'20" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 1129 OF MAPS, PAGE 26, MARICOPA COUNTY RECORDS, SAID LINE BEING NORTH 89°44'34" EAST PER THE CITY OF TEMPE SURVEY CONTROL PLAT.

APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE,

ARIZONA ON THIS ____ DAY OF _____, 20____.

BY: _____ DATE: _____
MAYOR

ATTEST: _____ DATE: _____
CITY CLERK

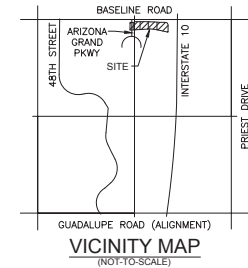
BY: _____ DATE: _____
CITY ENGINEER

BY: _____ DATE: _____
COMMUNITY DEVELOPMENT

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF SEPTEMBER, 2018; THAT THIS SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS 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

RICHARD G. ALCOCER, R.L.S. 33851 DATE



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 WITH CAP. RLS#33851
3. ALL NEW AND EXISTING, AS WELL AS ONSITE 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. BEARINGS, DISTANCES AND CURVE DATA NOT SPECIFIED AS RECORD OR MEASURED REPRESENT CVL FIELD MEASURED DATA.
6. NO CONSTRUCTION OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITH THE WATER LINE EASEMENT, EXCEPT UTILITIES, WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING, AND/OR PAVING, NOR ANY PLANTING EXCEPT GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF TEMPE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTION OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION.

FLOOD ZONE CERTIFICATION:

THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN THE ZONE "X" FLOOD HAZARD AREA PER FIRM MAP PANEL NUMBER 04013C-2240 L DATED OCTOBER 16, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).


ZONE "X" AS DEFINED BY FEMA IS:
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.



DATE: _____
 REVISION: _____
 REC18149
 NO. _____
Coe & Van Loo Consultants, Inc.

DS181025
 SBD180029
 SUBDIVISION PLAT
 BASELINE RETAIL II
 TEMPE, ARIZONA

COUNTY RECORDER


 33851
 RICHARD G.
 ALCOCER
 Notary Public
 State of Arizona

SHEET
 OF 3
 1

CVL Contact: M. RUSSO
 CVL Project #: 1-01-0319301
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LEGAL DESCRIPTION (PRIOR TO SUBDIVISION):

THENCE SOUTH 00 DEGREES 32 MINUTES 40 SECONDS EAST A DISTANCE OF 61.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BASELINE ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 27 MINUTES 20 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 42.23 FEET;

THENCE SOUTH 00 DEGREES 32 MINUTES 40 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 4.00 FEET;

THENCE NORTH 89 DEGREES 27 MINUTES 20 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 193.53 FEET RECORD (193.63 FEET MEASURED);

THENCE SOUTH 00 DEGREES 24 MINUTES 43 SECONDS WEST A DISTANCE OF 212.89 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE THE HIGHLINE CANAL, SAID POINT BEING A CURVE TO THE SOUTHWEST WHOSE RADIUS POINT BEARS SOUTH 11 DEGREES 01 MINUTES 12 SECONDS WEST A DISTANCE OF 990.00 FEET AND HAVING A CENTRAL ANGLE OF 13 DEGREES 41 MINUTES 49 SECONDS;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE BEING THE NORTH RIGHT-OF-WAY LINE OF THE HIGHLINE CANAL AS DESCRIBED IN BOOK 122 OF DEEDS, PAGES 333-340, RECORDS OF MARICOPA COUNTY, ARIZONA, ALONG SAID CENTRAL ANGLE OF 13 DEGREES 41 MINUTES 49 SECONDS RECORDS (13 DEGREES 41 MINUTES 50 SECONDS MEASURED), A DISTANCE OF 236.67 FEET;

THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE NORTH 00 DEGREES 21 MINUTES 20 SECONDS EAST, A DISTANCE OF 197.48 TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION OF SAID PREMISES CONVEYED TO THE STATE OF ARIZONA BY WARRANTY DEED RECORDED AS DOCUMENT NO. 93-0044495 WHICH LIES NORTH OF THE FOLLOWING DESCRIBED LINE:

LINE DESCRIPTION:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 4 EAST;

THENCE ALONG THE SOUTH LINE OF SAID TOWNSHIP, SOUTH 89 DEGREES 44 MINUTES 50 SECONDS WEST A DISTANCE OF 625.52 FEET TO THE CONSTRUCTION CENTERLINE OF BASELINE ROAD;

THENCE ALONG SAID CONSTRUCTION CENTERLINE NORTH 88 DEGREES 18 MINUTES 55 SECONDS EAST 300.09 FEET;

THENCE CONTINUING ALONG SAID CONSTRUCTION CENTERLINE NORTH 89 DEGREES 44 MINUTES 50 SECONDS EAST 217.20 FEET;

THENCE SOUTH 00 DEGREES 15 MINUTES 10 SECONDS EAST 72.48 FEET TO THE POINT OF BEGINNING ON THE NORTH LINE OF THE ABOVE DESCRIBED PROPERTY, COINCIDENT WITH THE SOUTH RIGHT-OF-WAY LINE OF BASELINE ROAD;

THENCE SOUTH 86 DEGREES 35 MINUTES 33 SECONDS EAST 105 FEET, MORE OR LESS, TO THE POINT OF ENDING ON THE EAST LINE OF SAID PROPERTY.

PARCEL NO. 2:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER OF SAID SECTION 5, SAID POINT BEING RECENTLY SET BY THE CITY OF TEMPE AND BEARS SOUTH 89 DEGREES 27 MINUTES 20 SECONDS WEST A DISTANCE OF 2,623.53 FEET FROM THE NORTHEAST CLOSING CORNER OF SAID SECTION 5;

THENCE NORTH 89 DEGREES 27 MINUTES 20 SECONDS EAST LONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 152.30 FEET;

THENCE SOUTH 00 DEGREES 32 MINUTES 40 SECONDS EAST A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BASELINE ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 27 MINUTES 20 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 223.19 FEET;

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION):

THENCE SOUTH 00 DEGREES 32 MINUTE 40 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1.00 FEET;

THENCE SOUTH 00 DEGREES 21 MINUTES 20 SECONDS WEST A DISTANCE OF 197.48 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE HIGHLINE CANAL, SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS POINT BEARS SOUTH 02 DEGREES 40 MINUTES 37 SECONDS EAST A DISTANCE OF 990.00 FEET AND HAVING A CENTRAL ANGLE OF 01 DEGREES 13 MINUTES 48 SECONDS;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE BEING THE NORTH RIGHT-OF-WAY LINE OF THE HIGHLINE CANAL AS DESCRIBED IN BOOK 122 OF DEEDS, PAGES 333-340 RECORDS OF MARICOPA COUNTY, ARIZONA ALONG SAID CENTRAL ANGLE OF 01 DEGREES 13 MINUTES 48 SECONDS A DISTANCE OF 21.25 FEET;

THENCE SOUTH 86 DEGREES 05 MINUTES 35 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 202.53 FEET;

THENCE NORTH 00 DEGREES 21 MINUTES 20 SECONDS EAST A DISTANCE OF 211.38 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 3:

THAT PART OF THE NORTH HALF OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 5;

THENCE SOUTH 89 DEGREES 21 MINUTES 20 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 5, A DISTANCE OF 63.35 FEET TO A POINT OF THE CENTER LINE OF POINTE PARKWAY AS RECORDED IN THE MAP OF DEDICATION IN BOOK 244 OF MAPS, PAGE 32, MARICOPA COUNTY RECORDER;

THENCE SOUTH 00 DEGREES 21 MINUTES 20 SECONDS WEST ALONG SAID CENTER LINE, 283.11 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE HIGHLINE CANAL;

THENCE NORTH 86 DEGREES 05 MINUTES 35 SECONDS EAST ALONG SAID NORTH RIGHT OF WAY LINE 31.67 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 21 MINUTES 20 SECONDS EAST PARALLEL WITH AND 31.58 FEET EAST, MEASURED AT RIGHT ANGLES, OF SAID CENTER LINE, 201.29 FEET TO A POINT 80 FEET SOUTH OF THE NORTH LINE OF SECTION 5 AND TO A POINT OF THE SOUTH RIGHT OF WAY LINE OF BASELINE ROAD ACCORDING TO MARICOPA COUNTY INSTRUMENT NO. 87-182154;

THENCE NORTH 89 DEGREES 21 MINUTES 20 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 21.31 FEET TO AN ANGLE POINT THEREOF;

THENCE NORTH 44 DEGREES 21 MINUTES 20 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 28.28 FEET TO AN ANGLE POINT THEREOF AND TO A POINT ON THE SOUTH LINE OF THE NORTH 60 FEET OF SAID NORTH HALF OF SECTION 5;

THENCE NORTH 89 DEGREES 21 MINUTES 20 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SECTION 5 AND ALONG SAID RIGHT OF WAY LINE AND ALONG THE RIGHT OF WAY LINE OF BASELINE ROAD ACCORDING TO MARICOPA COUNT INSTRUMENT NO. 86-184203, A DISTANCE OF 144.07 FEET;

THENCE SOUTH 00 DEGREES 21 MINUTES 20 SECONDS WEST 210.74 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF THE HIGHLINE CANAL;

THENCE SOUTH 86 DEGREES 05 MINUTES 35 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE 185.51 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 4:

THAT PART OF "POINTE PARKWAY" AS SHOWN ON THE MAP OF DEDICATION OF "THE POINTE-SOUTH MOUNTAIN" AS RECORDED IN BOOK 244 OF MAPS, PAGE 43, MARICOPA COUNTY RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION):

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 5;

THENCE SOUTH 88 DEGREES 40 MINUTES 02 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 63.39 FEET TO A POINT ON THE MONUMENT LINE OF "POINT PARKWAY" AS SHOWN ON SAID MAP OF DEDICATION";

THENCE SOUTH 00 DEGREES 21 MINUTES 20 SECONDS WEST ALONG SAID MONUMENT LINE A DISTANCE OF 80.03 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BASELINE ROAD, SAID LINE BEING PARALLEL WITH AND 80.00 FEET SOUTHERLY AS MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5, SAID LINE BEING DESCRIBED IN QUIT CLAIM DEED RECORDED IN DOCUMENT NO. 87-182154, MARICOPA COUNTY RECORDS, SAID POINT THE TRUE POINT OF BEGINNING;

THENCE NORTH 88 DEGREES 40 MINUTES 02 SECONDS EAST ALONG SAID PARALLEL LINE A DISTANCE OF 31.59 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID "POINT PARKWAY";

THENCE SOUTH 00 DEGREES 21 MINUTES 20 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 201.80 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE "HIGHLINE CANAL" AS SHOWN ON SAID MAP OF DEDICATION";

THENCE SOUTH 86 DEGREES 05 MINUTES 36 SECONDS WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID "HIGHLINE CANAL", A DISTANCE OF 86.84 FEET;

THENCE NORTH 00 DEGREES 21 MINUTES 20 SECONDS EAST, A DISTANCE OF 214.39 FEET TO A PINT OF THE SOUTHERLY RIGHT-OF-WAY LINE SAID BASELINE ROAD;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF BASELINE ROAD, THE FOLLOWING COURSES;

SOUTH 46 DEGREES 19 MINUTES 58 SECONDS EAST A DISTANCE OF 12.29 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 80.00 FEET SOUTHERLY AS MEASURED BY RIGHT ANGLES FROM THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5;

THENCE NORTH 88 DEGREES 40 MINUTES 02 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 46.10 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 5:

LOT 1, BASELINE RETAIL, ACCORDING TO BOOK 999 OF MAPS, PAGE 9, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 1 CONTAINS: 46,580 SQ. FT. OR 1.069 ACRES, MORE OR LESS
PARCEL NO. 2 CONTAINS: 45,712 SQ. FT. OR 1.079 ACRES, MORE OR LESS
PARCEL NO. 3 CONTAINS: 39,491 SQ. FT. OR 0.907 ACRES, MORE OR LESS
PARCEL NO. 4 CONTAINS: 17,774 SQ. FT. OR 0.408 ACRES, MORE OR LESS
PARCEL NO. 5 CONTAINS: 69,382 SQ. FT. OR 1.593 ACRES, MORE OR LESS

TOTAL AREA= 218,939 SQ. FT. OR 5.056 ACRES, MORE OR LESS



DATE: _____
REVISION: _____
NO. _____
REC18149

SUBDIVISION PLAT
BASELINE RETAIL II
TEMPE, ARIZONA
SBD180029
DS181025

COUNTY RECORDER
SHEET OF 3
CIVIL CONTACT: M. RUSSO
CIVIL PROJECT #: 1-01-0319301
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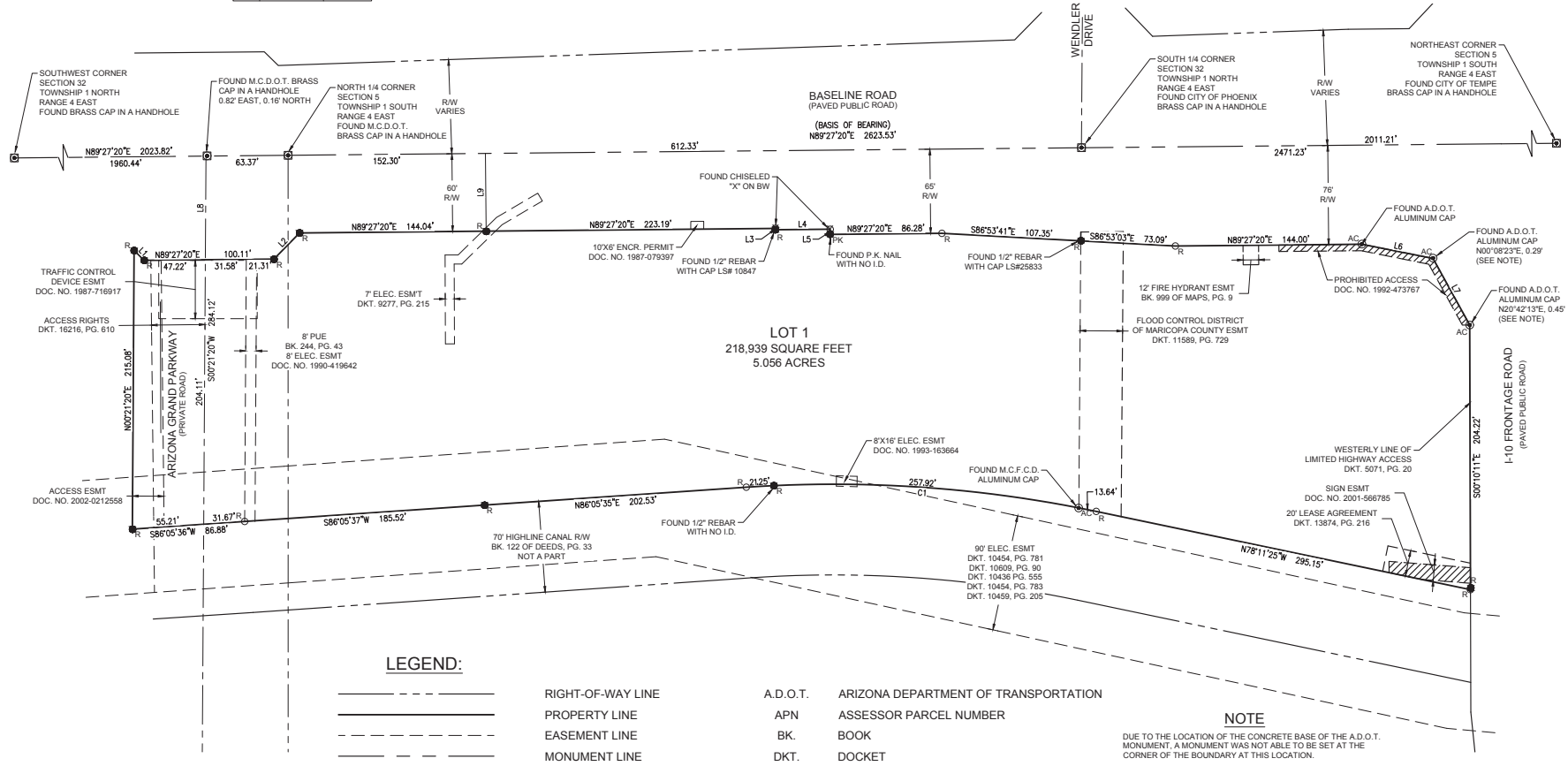
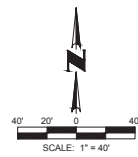
DS181025

SBD180029

REC18149

LINE TABLE		
NO.	BEARING	LENGTH
L1	S45°32'40"E	10.93'
L2	N44°27'20"E	28.28'
L3	S00°32'40"E	1.00'
L4	N89°27'20"E	42.23'
L5	S00°32'40"E	4.00'
L6	S78°41'34"E	55.99'
L7	S28°51'49"E	58.65'
L8	S00°21'20"W	80.01'
L9	N00°32'40"W	60.00'

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	271.56'	990.10'	015°42'55"	136.64	270.71	N86°02'56"W



LEGEND:

- | | | | |
|--|--|--|---|
| | RIGHT-OF-WAY LINE | | A.D.O.T. ARIZONA DEPARTMENT OF TRANSPORTATION |
| | PROPERTY LINE | | APN ASSESSOR PARCEL NUMBER |
| | EASEMENT LINE | | BK. BOOK |
| | MONUMENT LINE | | DKT. DOCKET |
| | FOUND BRASS CAP IN HAND HOLE AS NOTED | | DOC. DOCUMENT |
| | FOUND ALUMINUM CAP AS NOTED | | ENCR. ENCROACHMENT |
| | FOUND CHISELED "X" | | ESMT EASEMENT |
| | FOUND PK-NAIL AS NOTED | | I.D. IDENTIFICATION |
| | FOUND 1/2" REBAR WITH CAP LS# 22782 UNLESS OTHERWISE NOTED | | M.C.D.O.T. MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION |
| | | | M.C.F.C.D. MARICOPA COUNTY FLOOD CONTROL DISTRICT |
| | | | PG. PAGE |

NOTE

DUE TO THE LOCATION OF THE CONCRETE BASE OF THE A.D.O.T. MONUMENT, A MONUMENT WAS NOT ABLE TO BE SET AT THE CORNER OF THE BOUNDARY AT THIS LOCATION.



DATE: _____
 REVISION: _____
 NO. _____
 REC181149

SUBDIVISION PLAT
 BASELINE RETAIL II
 TEMPE, ARIZONA

DS181025 SBD180029

COUNTY RECORDER

RECORDED & RETURNED TO SENDER
 1381 RICHARD G. ALCOCKE
 COUNTY RECORDER
 SHEET OF 3
 CIVIL PROJECT # 1-01-0319301
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DS181025 SBD180029 REC18149