

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 07/27/2021
Agenda Item: 4**

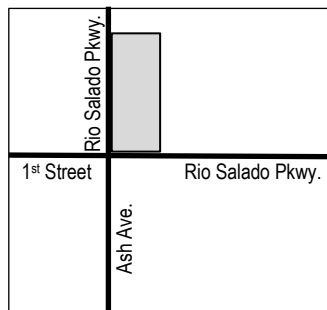
ACTION: Request a Preliminary Subdivision Plat for 250 RIO, located at 250 West Rio Salado Parkway. The applicant is Gammage & Burnham, PLC.

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

RECOMMENDATION: Approve, subject to conditions.

BACKGROUND INFORMATION: 250 RIO (PL210130) is proposing a new office/commercial development on this site and must subdivide for the purpose of facilitating future sale of property. The applicant is proposing a three (3) lot subdivision, including City of Tempe property (Lot 3 of proposed plat). The design related applications are expected to be brought before the Commission later this year, but dates have not been determined at this time. The request includes the following:

SBD210010 Preliminary Subdivision Plat consisting of three (3) lots.



Property Owner

American Airlines, Inc.

Applicant

City of Tempe

Zoning District

Manjula M. Vaz, Gammage & Burnham, PLC
GID / R1-6 / GIOD / RSOD / TOD (Corridor)

Net Site Area

+/- 2.148 acres (+/- 93,553 SF)

Lot 1

+/- 1.637 acres (+/- 71,299 SF)

Lot 2

+/- 0.177 acres (+/- 7,723 SF)

Lot 3

+/- 0.334 acres (+/- 14,531 SF)

ATTACHMENTS: Development Project File

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

Department Director: Shelly Seyler, Interim 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 northeast bend of the round-a-bout connecting West Rio Salado Parkway, West 1st Street and South Ash Avenue; and directly adjacent to the west of this site is Tempe Beach Park.

CONCLUSION

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

CONDITIONS OF APPROVAL:

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

1. A Final Subdivision Plat approval is required prior to recordation of this plat.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

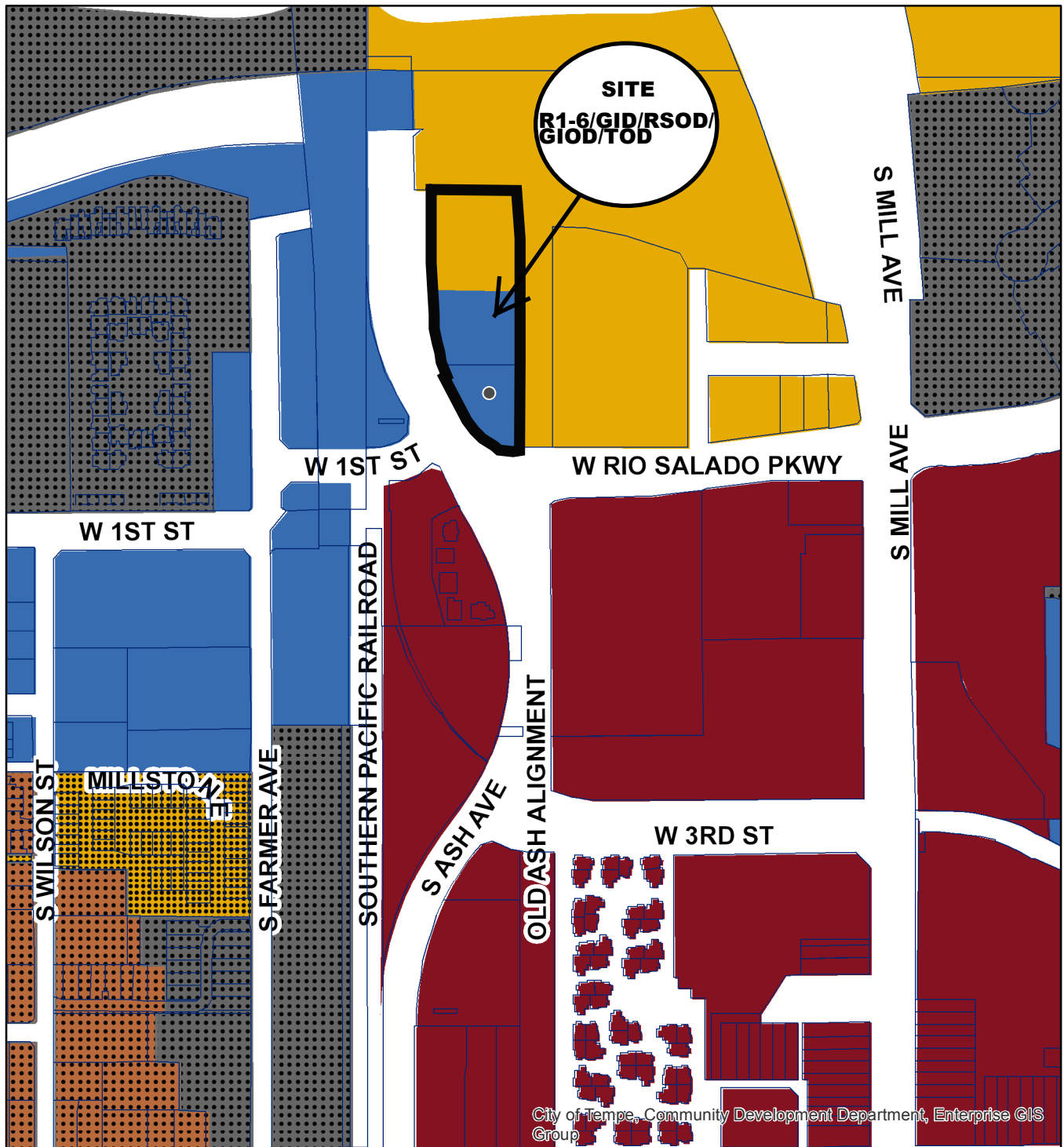
DEADLINE: Preliminary Subdivision Plat approval shall be valid for a period of twelve (12) months from the date of Commission approval. Failure to submit a Final Subdivision Plat application within 12 months shall make the Preliminary Plat null and void.

HISTORY & FACTS:

There is no pertinent history or facts.

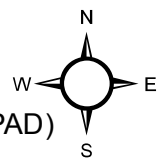
ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions, Lot Splits and Adjustments



City of Tempe, Community Development Department, Enterprise GIS Group

- General Industrial District (GID)
- Single-Family Residential (R1-6)
- City Center (CC)
- Single-Family Residential Planned Area Dev (R1-PAD)
- Mixed Use High (MU-4)
- Multi-Family Residential Limited (R-3)





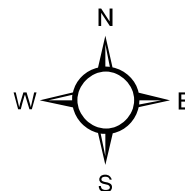
Tempe

250 RIO

PL210130



Aerial Map



GAMMAGE & BURNHAM, PLC

A PROFESSIONAL LIMITED LIABILITY COMPANY

ATTORNEYS AT LAW

FORTY NORTH CENTRAL AVENUE

20TH FLOOR

PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566
FACSIMILE (602) 256-4475

June 25, 2021

WRITER'S DIRECT LINE
(602) 256-4461
mvaz@gbllaw.com

VIA ELECTRONIC DELIVERY

Obenia Kingsby II, Planner II
Tempe City Hall Municipal Complex
Community Development Department
Lower Level, East Side
31 East Fifth Street
Tempe, AZ 85281

RE: 250 Rio – 250 W. Rio Salado Parkway
Preliminary / Final Subdivision Application

Dear Obenia:

This firm represents Hines (“Hines” or the “Applicant”), one of the largest real estate organizations in the world with extensive experience in developing and managing properties in 240 cities and 27 countries. The Applicant submitted General Plan amendment, zoning amendment, planned area development overlay, and development plan review applications (the “Planning Applications”) to the City earlier this year to accommodate the redevelopment of approximately 1.67 net acres located at the northeast corner of Ash Avenue and Rio Salado Parkway (the “Site”) in downtown Tempe. The Planning Applications are on track to be considered by the Development Review Commission and City Council later this year.

The Applicant’s redevelopment proposal for the Site is a commercial project comprised of the following (collectively, the “Project”):

- The rehabilitation of the historic Ash Avenue roadbed;
- A 14-story office tower providing 216,000 square feet of office space (includes approximately 3,500 square feet of lobby space) and 4,500 square feet of flex commercial (restaurant / retail / creative office) space;
- An integrated six-level parking structure providing 549 vehicle spaces;
- Substantial landscape enhancements; and,
- 32 bicycle spaces

The Project is a unique opportunity to make a significant statement along Rio Salado Parkway (a main gateway into downtown Tempe) with the introduction of a modern, mixed-use office tower that will increase the commercial office and retail /restaurant mix within the Downtown Tempe District while also celebrating and activating the historic Ash Avenue roadbed.

On behalf of the Applicant and pursuant to ongoing discussions to accommodate the development of the Project, we are submitting the enclosed preliminary / final subdivision plat proposing the creation of three lots, of which:

- Proposed Lot 1 currently accommodates a vacant one-story building (formerly the Arizona Pennysaver building);
- Proposed Lot 2 consists of an 18-foot wide portion of the historic Ash Avenue roadbed to be conveyed, upon recordation of the development and disposition agreement, to the Applicant for rehabilitation as part of the development of the Project;
- Proposed Lots 1 and 2 together comprise the Site to accommodate the proposed Project; and,
- Proposed Lot 3, which is to be conveyed, upon recordation of the development and disposition agreement, to the City, accommodates a portion of an existing parking lot on privately owned property providing parking for Tempe Beach Park.

The proposed subdivision plat and Project will further the goals and objectives of General Plan 2040 and conform to the requirements of the Zoning and Development Code, other ordinances and regulations of the City, and to the Arizona Revised Statutes. In addition, the land comprising the proposed subdivision plat is suitable for development and the proposed commercial uses associated with the Project.

We appreciate your consideration and processing of this preliminary / final subdivision plat request. Please let me know if you have any questions or if you require additional information related to this request.

Sincerely,
GAMMAGE & BURNHAM, PLC



By
Manjula M. Vaz

MMV/rl

A PRELIMINARY PLAT FOR

250 RIO

LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

AMERICAN AIRLINES, INC., A DELAWARE CORPORATION, AS SUCCESSOR IN INTEREST TO US AIRWAYS, INC. AND CITY OF TEMPE, AN ARIZONA MUNICIPAL CORPORATION AS OWNERS, HAVE PLATTED UNDER THE NAME OF "250 RIO" LOCATED IN THE NORTHWEST QUARTER 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 RE-PLAT OF "250 RIO" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS CONSTITUTING THE SAME AND THAT EACH LOT 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 RIGHT OF WAY AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

OWNER AUTHORIZATION

AMERICAN AIRLINES, INC., A DELAWARE CORPORATION, AS SUCCESSOR IN INTEREST TO US AIRWAYS, INC.

BY: _____ DATE: _____

ITS: _____

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 2021 BEFORE ME, THE UNDERSIGNED,

PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF/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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____ EXPIRES: _____
NOTARY PUBLIC

OWNER AUTHORIZATION

CITY OF TEMPE, AN ARIZONA MUNICIPAL CORPORATION

BY: _____ DATE: _____

ITS: _____

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 2021 BEFORE ME, THE UNDERSIGNED,

PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF/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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____ EXPIRES: _____
NOTARY PUBLIC

LEGAL DESCRIPTION (PRIOR TO THIS SUBDIVISION)

SEE PAGE 2 OF 2

OWNER

AMERICAN AIRLINES, INC., A DELAWARE CORPORATION, AS SUCCESSOR IN INTEREST TO US AIRWAYS, INC.
KIRK HOTELLING
1 SKYVIEW DRIVE
FORT WORTH, TEXAS 76155
703-216-3600
KIRK.HOTELLING@AA.COM

OWNER

CITY OF TEMPE, AN ARIZONA MUNICIPAL CORPORATION
ALEX SMITH, DEPUTY COMMUNITY DEVELOPMENT DIRECTOR
31 EAST 5TH STREET
TEMPE, AZ 85281
ALEX_SMITH@TEMPE.GOV
(480) 350-2708

BENCHMARK

ALUMINUM CAP MARKING THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST G&SRBM. TEMPE SURVEY CONTROL ELEVATION = 1162.30 COT DATUM.

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, PER CITY OF TEMPE SURVEY CONTROL PLAT.
SAID LINE BEARS NORTH 0°00'09" WEST

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS _____ DAY OF _____ 2021.

BY: _____ DATE: _____
MAYOR

ATTEST: _____ DATE: _____
CITY CLERK

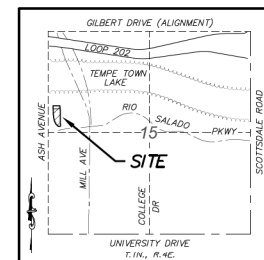
BY: _____ DATE: _____
CITY ENGINEER

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 JUNE 2021; 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.

ERIC SOSTROM, RLS #41894
22425 N. 16TH ST, SUITE NO. 1
PHOENIX, ARIZONA
(480)922-0780
ESOSTROM@RICKENGINEERING.COM



LEGEND

●	FOUND CAP HANDHOLE	_____
○	FOUND CAP FLUSH	_____
●	FOUND REBAR AS NOTED	_____
○	SET 1/2" REBAR, CAP #41894	_____
○	FOUND 'PK' NAIL	_____
⊗	FOUND CHISELED 'X'	_____
DKT., PG.	DOCKET, PAGE	_____
R/W	RIGHT OF WAY	_____
ESMT	EASEMENT	_____
REF.	REFERENCE	_____
DOC.	DOCUMENT	_____
W.L.E.	WATERLINE EASEMENT	_____
S.D.E.	STORM DRAIN EASEMENT	_____

NOTES

- 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.
- LOT CORNERS TO BE SET WITH 1/2" REBAR, RLS #41894.
- ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.
- ANY RETENTION SYSTEM AS SHOWN ON THE GRADING AND DRAINAGE PLANS SHALL RETAIN THE RUNOFF VOLUME FROM THE 2-YEAR, 1-HOUR DESIGN STORM (A.R.C.A.) AND SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER OR THEIR ASSIGNEE OR LESSEE 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.

FLOODPLAIN DESIGNATION

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2240M, DATED 09/18/2020, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". 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.

SURVEYOR

DRAWN BY: P5995
CHECKED BY: _____
DATE: 7/16/21

PROJECT NO. _____

EELS SCALE: 1" = 30'
RWH DATE: 7/16/21

NO. BY DATE REVISION

REC SBD DS

SURVEY INNOVATION GROUP, INC.
Land Survey Services
22425 N 16TH STREET SUITE #1
PHOENIX, AZ 85024

SIG
A RICK ENGINEERING COMPANY

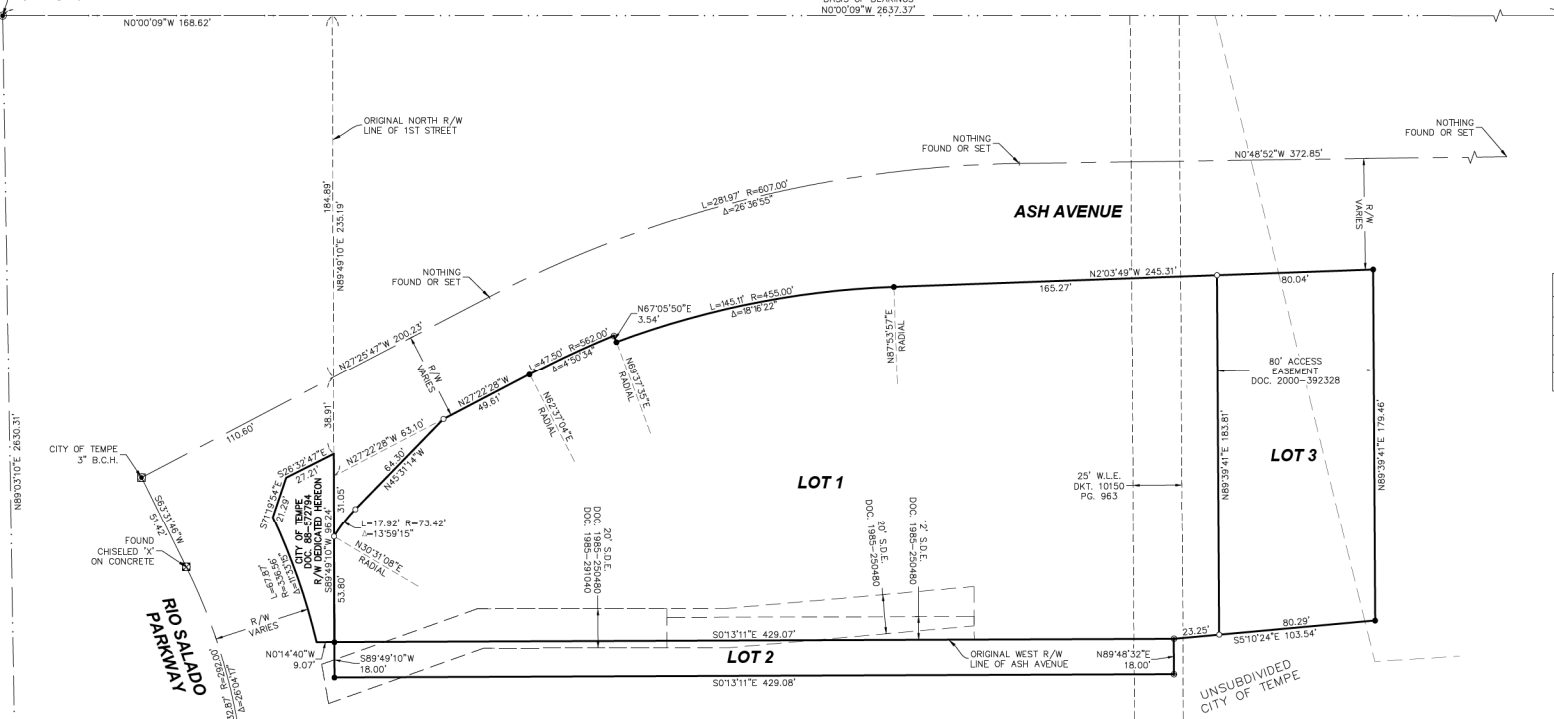
PRELIMINARY PLAT
250 RIO
TEMPE, ARIZONA

DRAWING NO. _____

SHEET NO. 1 OF 2

W.1/4, SEC.15, T.1N., R.4E.
ALUMINUM CAP, 3" DIAMETER,
MARICOPA COUNTY, RLS#358332, 2004
(C.O.T. #144)

N.W.C., SEC.15, T.1N., R.4E.
ALUMINUM CAP, 3" DIAMETER,
S.R.P., LS#15925 1993
(C.O.T. #142)



LOT #	AREA (SF)	AREA (AC)
1	71,299	1.637
2	7,723	0.177
3	14,531	0.334
TOTAL	93,553	2.148

LEGAL DESCRIPTION (PRIOR TO THIS SUBDIVISION)

PARCEL NO. 1:
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST 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 THE WEST QUARTER CORNER OF SAID SECTION 15, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 15 BEARS NORTH 00 DEGREES 00 MINUTES 09 SECONDS WEST, A DISTANCE OF 2637.37 FEET;
THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, NORTH 00 DEGREES 00 MINUTES 09 SECONDS WEST, A DISTANCE OF 168.62 FEET;
THENCE LEAVING SAID WEST LINE, NORTH 89 DEGREES 49 MINUTES 10 SECONDS EAST, ALONG THE OLD NORTH RIGHT OF WAY LINE OF FIRST STREET AS DESCRIBED IN INSTRUMENT NO. 88-580216, MARICOPA COUNTY RECORDS, A DISTANCE OF 235.19 FEET TO THE EAST RIGHT-OF-WAY LINE OF ASH AVENUE, AS DESCRIBED IN INSTRUMENT NO. 98-0604756, AND THE POINT OF BEGINNING;
THENCE ALONG SAID EAST LINE, NORTH 27 DEGREES 22 MINUTES 28 SECONDS WEST, A DISTANCE OF 112.71 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 562.00 FEET, WHOSE RADIUS BEARS NORTH 62 DEGREES 37 MINUTES 04 SECONDS EAST;
THENCE NORTHWESTERLY ALONG SAID CURVE, 47.50 FEET THROUGH A CENTRAL ANGLE OF 04 DEGREES 50 MINUTES 34 SECONDS TO A POINT OF NON-TANGENCY;
THENCE NORTH 67 DEGREES 05 MINUTES 50 SECONDS EAST, A DISTANCE OF 3.54 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 455.00 FEET, WHOSE RADIUS BEARS NORTH 69 DEGREES 37 MINUTES 35 SECONDS EAST;
THENCE NORTHWESTERLY ALONG SAID CURVE, 145.11 FEET THROUGH A CENTRAL ANGLE OF 18 DEGREES 16 MINUTES 22 SECONDS TO A POINT OF NON-TANGENCY;
THENCE NORTH 02 DEGREES 03 MINUTES 49 SECONDS WEST, A DISTANCE OF 245.31 FEET;
THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, NORTH 89 DEGREES 39 MINUTES 41 SECONDS EAST, A DISTANCE OF 179.46 FEET;
THENCE SOUTH 05 DEGREES 10 MINUTES 24 SECONDS EAST, A DISTANCE OF 103.54 FEET;
THENCE SOUTH 00 DEGREES 13 MINUTES 11 SECONDS EAST, A DISTANCE OF 429.07 FEET TO SAID OLD NORTH RIGHT OF WAY LINE OF FIRST STREET;
THENCE ALONG SAID NORTH RIGHT OF WAY LINE, SOUTH 89 DEGREES 49 MINUTES 10 SECONDS WEST, A DISTANCE OF 84.85 FEET TO THE POINT OF BEGINNING; AND

EXCEPT THAT PORTION CONVEYED TO THE CITY OF TEMPE, AN ARIZONA MUNICIPAL CORPORATION BY SPECIAL WARRANTY DEED RECORDED JANUARY 30, 2019 AS 2019-0063492, OF OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, ALSO BEING A PORTION OF THE LAND DESCRIBED IN DOCUMENT RECORDED AS 2007-0919416, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 15, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 15, BEARS NORTH 00 DEGREES 00 MINUTES 01 SECONDS WEST, A DISTANCE OF 2637.38 FEET;
THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, NORTH 00 DEGREES 00 MINUTES 01 SECONDS WEST, A DISTANCE OF 169.47 FEET;

LEGAL DESCRIPTION (CONTINUED)

THENCE LEAVING SAID WEST LINE, NORTH 89 DEGREES 59 MINUTES 59 SECONDS EAST, A DISTANCE OF 235.44 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL OF LAND DESCRIBED IN DOCUMENT RECORDED AS 2007-0919416, THE EAST RIGHT-OF-WAY LINE OF ASH AVENUE AND THE POINT OF BEGINNING;
THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL, NORTH 27 DEGREES 25 MINUTES 36 SECONDS WEST, A DISTANCE OF 63.10 FEET;
THENCE LEAVING SAID SOUTHWESTERLY LINE, SOUTH 45 DEGREES 32 MINUTES 45 SECONDS EAST, A DISTANCE OF 64.33 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 73.42 FEET;
THENCE SOUTHEASTERLY ALONG SAID CURVE, 17.92 FEET THROUGH A CENTRAL ANGLE OF 13 DEGREES 59 MINUTES 15 SECONDS TO THE SOUTH LINE OF SAID PARCEL;
THENCE ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 50 MINUTES 43 SECONDS WEST, A DISTANCE OF 31.05 FEET TO THE POINT OF BEGINNING.
PARCEL NO. 2:
A PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT A 2" MARICOPA COUNTY ALUMINUM CAP STAMPED RLS 35832 MARKING THE WEST QUARTER CORNER OF SAID SECTION 15, FROM WHICH A 3 1/4" SRP ALUMINUM CAP STAMPED LS15925 MARKING THE NORTHWEST CORNER OF SAID SECTION 15 BEARS NORTH 00 DEGREES 00 MINUTES 09 SECONDS WEST, A DISTANCE OF 2637.37 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 09 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 168.62 FEET TO A POINT ON THE OLD NORTH RIGHT OF WAY LINE OF 1ST STREET;
THENCE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 89 DEGREES 49 MINUTES 10 SECONDS EAST, A DISTANCE OF 320.04 FEET TO THE OLD WEST RIGHT OF WAY LINE OF ASH AVENUE AND THE POINT OF BEGINNING;
THENCE ALONG SAID WEST RIGHT OF WAY LINE OF NORTH 00 DEGREES 13 MINUTES 11 SECONDS WEST, A DISTANCE OF 429.07 FEET;
THENCE LEAVING SAID WEST RIGHT OF WAY LINE NORTH 89 DEGREES 48 MINUTES 32 SECONDS EAST, A DISTANCE OF 18.00 FEET;
THENCE SOUTH 00 DEGREES 13 MINUTES 11 SECONDS EAST, A DISTANCE OF 429.08 FEET;
THENCE SOUTH 89 DEGREES 49 MINUTES 10 SECONDS WEST, A DISTANCE OF 18.00 FEET TO THE POINT OF BEGINNING.



REC SBD DS

DS _____ SBD _____ REC _____

PRELIMINARY PLAT
250 RIO
TEMPE, ARIZONA

DRAWN BY: P5995
CHECKED BY: _____
DATE: 6/25/21

E.L.S. SCALE: 1" = 30'
R.M.H. DATE: 6/25/21

SURVEYOR: SURVEY INNOVATION GROUP, INC.
Land Survey Services
22425 N 16TH STREET SUITE #1
PHOENIX, AZ 85024

PROJECT NO.: P5995

NO. BY DATE REVISION

SHEET NO. 2 OF 2