

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 02/22/2022  
Agenda Item: 3**

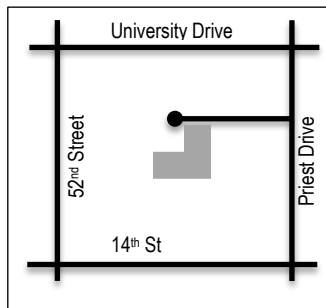
**ACTION:** Request a Preliminary Subdivision Plat for CAR-GRAPH INC. located at 1535 West Elna Rae Street. The applicant is Cawley Architects.

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

**RECOMMENDATION:** Approve, subject to conditions

**BACKGROUND INFORMATION:** CAR-GRAPH (PL210136) is located in an existing industrial development west of Priest Drive and South of University Drive. The current property owner and business operator has a 42,318 s.f. manufacturing facility and 10,104 manufacturing and office building on site. At its meeting of June 22, 2021, the Development Review Commission approved a Use Permit Standard for 10% building height increase from 35 feet to 38.5 feet in the General Industrial District (GID) and a Development Plan Review for a phased expansion including a 12,000 s.f. addition to an existing manufacturing building and a new 19,000 s.f. office building. This request will satisfy a condition of approval. For further processing a Final Subdivision Plat will be submitted to City Council. This request includes the following:

SBD220001 Preliminary Subdivision Plat consisting of two (2) lots.



Existing Property Owner	Brandon Fitzpatrick, Car-Graph Inc.
Applicant	Jeff Duca, Cawley Architects
Zoning District (current/proposed)	GID
Gross / Net site area	4.966 acres
Lot 1	3.184 acres
Lot 2	1.782 acres

**ATTACHMENTS:** Development Project File

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

Department Director: Shelly Seyler, Interim 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 south of University Drive, west of Priest Drive, east of the 143 Freeway and north of 14<sup>th</sup> Street within an existing industrial complex. Tempe Elementary School District 3 has a large bus facility across the street, existing industrial warehouses and offices are located surrounding the site, with one vacant parcel to the west of this development that is owned by Car-Graph, and another vacant parcel at the north west corner of the site on the Elna Rae cul de sac.

Existing uses on the site include manufacturing, warehouse and office uses in two buildings of 42,318 s.f. and 10,104 s.f. The business is adding 12,000 s.f. to the existing smaller building, as a phase one expansion and a new 19,000 s.f. manufacturing and office building as phase two. This request includes the following:

SBD220001 Preliminary Subdivision Plat consisting of two (2) lots.

The applicant is requesting the Development Review Commission act on the item listed above. For further processing, the applicant will need approval for a Final Subdivision Plat to establish property lines within the development site.

**Conclusion**

Based on the information provided and the above analysis, staff recommends approval of the requested Amended 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. Provide evidence of a cross drainage agreement to the Planning division prior to recordation of the subdivision plat. Alternatively, cross drainage may be declared through a covenant, conditions, and restrictions (CC&R). If done through CC&R, an Administrative Application for CC&R Review shall be submitted to the Community Development Department, Planning Division and provided in a form satisfactory to the Community Development Director and City Attorney.
2. The property owner shall record an off-site refuse agreement between all lots and provide evidence of such agreement to the Planning Division prior to recordation of the subdivision plat, if not already included in the CC&Rs.
3. The property owner shall sign and submit an agreement providing an easement for a common driveway for City emergency and trash collection vehicles between lots and submit recordable exhibits, when necessary, to the Planning Division prior to recordation of the subdivision plat.
4. The plat shall provide a note to reference the cross-access agreement between the lots. Provide evidence of such agreement to the Planning Division prior to recordation of the subdivision plat.
5. The property owner shall record a Parking Affidavit(s) with the Community Development Department to transfer the unqualified availability of a specific number of parking spaces from one property to another to satisfy the minimum required parking spaces for each new lot. The completed (but unrecorded) affidavit shall be submitted to the Planning Division prior to recordation of the 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.

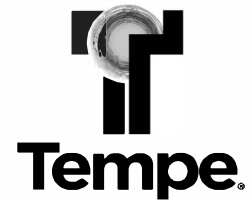
**DEADLINE:** Preliminary Subdivision Plat approval shall be valid for a period of twelve (12) months from the date of Commission approval. Failure to submit a Final Subdivision Plat application within 12 months shall make the Preliminary Plat null and void.

**HISTORY & FACTS:**

- 1930-1969 Historic Aerial photos show this area used for agricultural purposes. The first development in the area appeared in 1969 aerials showing the school bus compound to the north side of Elna Rae.
- 1979 The first development on this site was the western building. Lots to the south and east were also developed around the same time.
- 1983 Car-Graph purchased the property including vacant land to the west of the western building, which is accessed from Edward Drive. The second development on this site was the eastern building, which was on a separate lot and had a parking agreement for shared parking between this building and the one to the west. The cul de sac remained vacant at this time.
- 2006 Development to the north of the western building established the termination of Elna Rae cul de sac, with two new buildings and a vacant lot.
- June 22, 2021 Development Review Commission heard and approved a request for a Use Permit Standard for 10% building height increase from 35 feet to 38.5 feet in the General Industrial District (GID) and a Development Plan Review for a phased expansion including a 12,000 s.f. addition to an existing manufacturing building and a new 19,000 s.f. office building
- February 22, 2022 Development Review Commission is scheduled to hear this request for a Preliminary Subdivision Plat.
- March 3, 2022 City Council is scheduled for to hear a request for a Final Subdivision Plat.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-307, Subdivisions, Lot Splits and Adjustments



# DEVELOPMENT PROJECT FILE

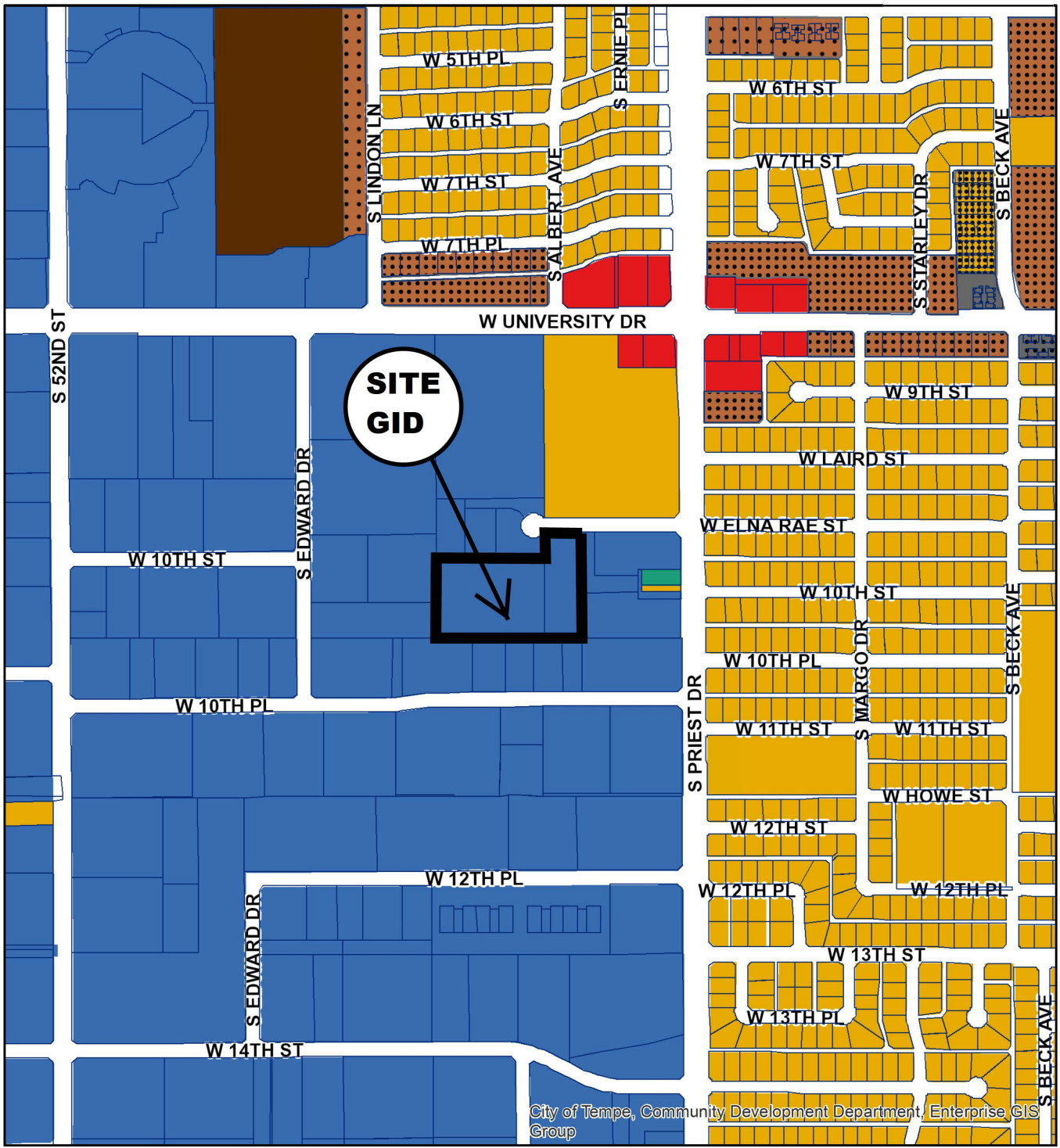
for  
CAR-GRAPH  
(PL210136)











## **ATTACHMENTS:**

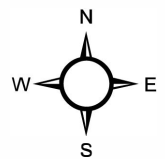
- 1-2. Site Context (Location Map, Aerial and Aerial)
- 3-4. Applicant's Letter of Explanation
- 5-6. Site Plans (Phases 1 & 2 for reference)
- 7-8. Subdivision Plat
- 9-12. Cross Access Agreement (for reference)

# CAR-GRAPH

PL210136



- |  |   |
|--|---|
|  General Industrial District (GID)      |  Single-Family Residential (R1-6)                    |
|  Mixed Use Med (MU-2)                   |  Single-Family Residential Planned Area Dev (R1-PAD) |
|  Mixed Use High (MU-4)                  |  Multi-Family Residential Restricted (R-3R)          |
|  Commercial Shopping and Services (CSS) |  Multi-Family Residential Limited (R-3)              |
|  Residential/Office (RO)                |  Multi-Family Residential General (R-4)              |

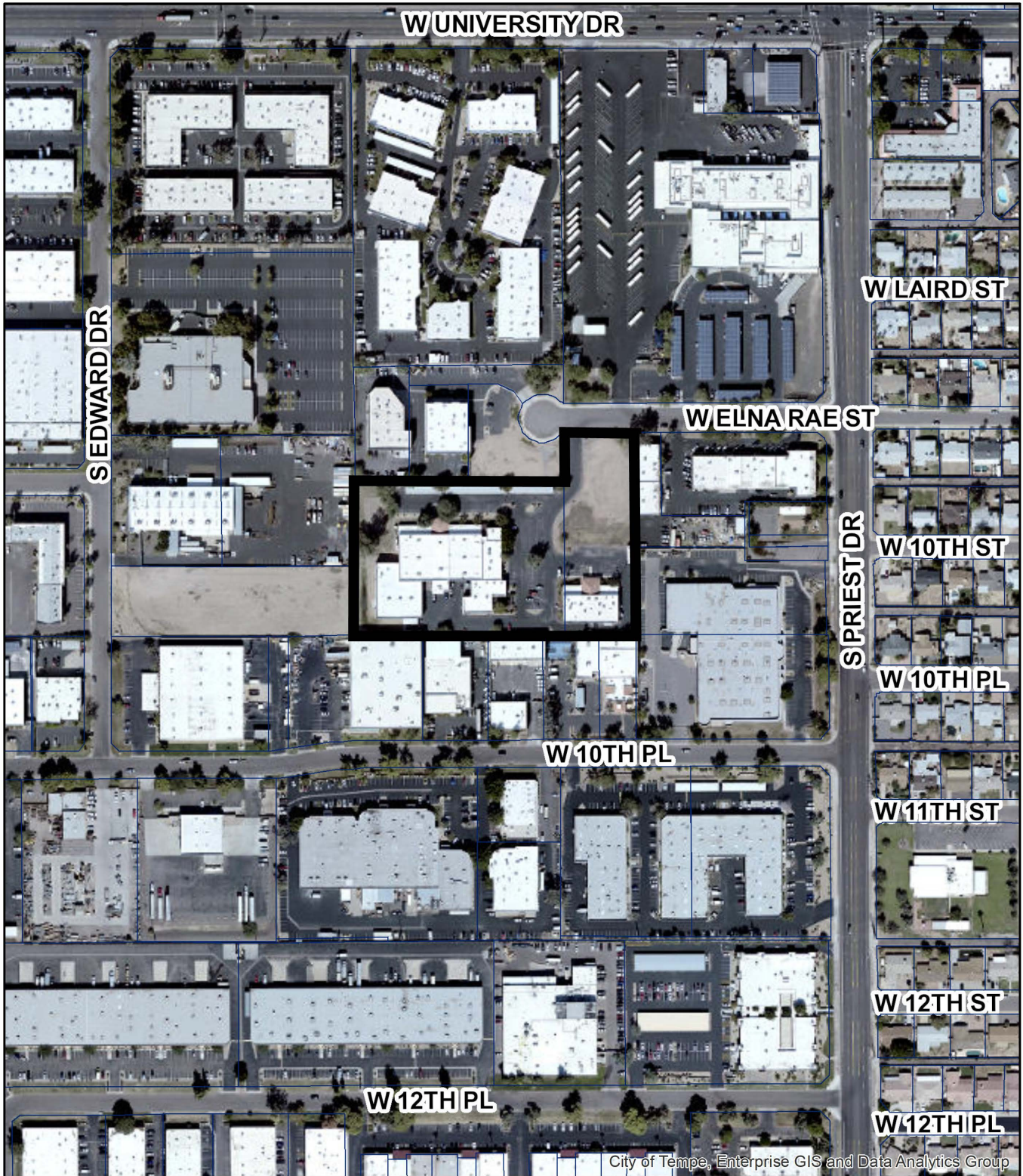


City of Tempe, Community Development Department, Enterprise GIS Group

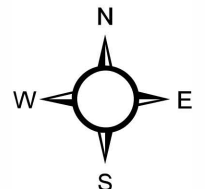


# CAR-GRAPH

PL210136



# Aerial Map



To: City of Tempe  
Development Services

From: Jeff Ducay  
Cawley Architects, Inc.

Subject: Subdivision Plat for  
Car-Graph Expansion (Phase-1)  
1535 W. Elna Rae Street, Tempe AZ  
85281

Date: February 14, 2022

## NARRATIVE

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Car-Graph, Inc. (CGI) was established in 1961 and specializes in the design, engineering, and manufacture of carbon/graphite components for the aerospace industry. Due to high demand, they are in need of expanded manufacturing space.

This Narrative is for a Subdivision Plat for an Expansion of the Existing Manufacturing Building (F-2 Occupancy) at the SEC of this property, Phase-1. During this phase, most of the infrastructure for the second phase will be constructed, including driveway improvements, internal parcel boundary modifications, underground stormwater retention, upgraded electrical service, revised parking, and a building pad for the next expansion (Phase-2 Office Building).

The project scope of work includes but not limited to minor site improvements and the phase-1 building expansion with associated civil, landscape, structural, electrical, mechanical, and plumbing as shown on plans. All mechanical units are roof mounted and will be screened from view with a combination of parapet walls and line of sight. The electrical service design accommodates the future phase-2 build-out.

### **Context, Zoning, and Conformance**

The existing CGI facility comprises two buildings situated on two parcels near the intersection of University Drive and Priest Drive in NW Tempe. The primary (42,865 SF) building, which houses offices and manufacturing, is located at 1545 W. Elna Rae Street. A smaller (10,104 SF) manufacturing building is located east of the primary building at 1535 W. Elna Rae Street. The proposed manufacturing Phase-1 expansion will be attached to the existing fabrication building and constructed on the vacant land to the north. CGI also owns a third, contiguous, vacant parcel which connects with Edward Drive to the west.



This site is zoned General Industrial District (GID). The DRB approval reference number is DPR210061. Note that Phase-2 office building package will follow after this phase-1 construction is complete as stated on the DRB approval letter.

**Approval Criteria. Development Plan** approval shall be based on consideration of the following criteria:

- a. Every subdivision shall conform to the requirements and objectives of the general plan, or any parts thereof, as adopted by the commission and the city council.
- b. Every subdivision shall conform to the requirements of the Zoning and Development Code and to other ordinances and regulations of the city, and to the Arizona Revised Statutes.
- c. Land which is subject to periodic flooding, land which cannot be properly drained, or other land which, in the opinion of the city, is unsuitable for any use shall not be subdivided; except that the city may approve subdivision of such land upon receipt of evidence from the city engineer that the construction of specific improvements can be expected to render the land suitable; thereafter, construction upon such land shall be prohibited until the specified improvements have been planned and construction guaranteed.
  - The existing CGI site has two total parcels, 124-60-003W and 124-60-049 that are both zoned GID and both owned by CGI. Currently a property line is intersecting west of the existing manufacturing building that we are expanding (Phase-1). We are proposing to correct and re-plot the property lines to benefit both the city and CGI.
  - The property is subject to easements for private ingress/egress, common driveway and cross parking as recorded in 20220127902, records of Maricopa County, Arizona.
  - Our re-plot submittal package conforms to the city zoning and development code requirements. There will be no changes for the property zoning and use.
  - Site improvements including Grading and Draining and Landscape plans are currently under review (EN210127 & BP212219) and are in compliant with the city codes and ordinance requirements with access to utilities and solid waste disposal.

As always, we look forward to a successful development that will bring another valued project to both the City and the surrounding neighborhood.

Sincerely,

Jeff Ducay  
Cawley Architects, Inc.



# A PHASED BUILDING EXPANSION FOR: CAR-GRAPH, INC.

**Cawley Architects, Inc.**  
 730 north 52nd street  
 suite #203  
 phoenix, arizona 85008  
 voice 602.393.5060  
 fax 602.393.5061  
 www.cawleyarchitects.com

## PHASE I: NARRATIVE

CAR-GRAPH, INC. WAS ESTABLISHED IN 1961 AND SPECIALIZES IN THE DESIGN, ENGINEERING AND MANUFACTURE OF CARBONGRAPH COMPONENTS FOR THE AIRSPACE INDUSTRY. DUE TO HIGH DEMAND, THEY ARE IN NEED OF EXPANDED MANUFACTURING SPACE.

THE FIRST PHASE OF THIS PROJECT WILL EXPAND THE EXISTING MANUFACTURING BUILDING AT THE SEC OF THE PROPERTY. DURING THIS PHASE, MOST OF THE INFRASTRUCTURE FOR THE SECOND PHASE WILL BE CONSTRUCTED, INCLUDING DRIVEWAY IMPROVEMENTS, INTERNAL PARCEL BOUNDARY MODIFICATIONS, IMPROVED STORAGE, RETENTION, UPGRADED ELECTRICAL SERVICE, REVISED PARKING, AND A BUILDING PAD FOR THE NEXT EXPANSION.

## PHASE I: SITE DATA

PROJECT:	PHASE I: CAR-GRAPH, INC. MANUFACTURING EXPANSION
ADDRESS:	1535W. ELNA RAE STREET TEMPE ARIZONA 85281
OWNER:	CAR-GRAPH, INC. 1535W. ELNA RAE STREET TEMPE ARIZONA 85281
SCOPE:	A PHASED BUILDING EXPANSION
LEGAL DESCRIPTION:	S 444.589' W 153.117' OF E 22.07' OF N 214.4 S 80 SEC EX. N 30' R PD 1234-1163 (SECTION PLANS)
APPLICABLE PARCEL NO.:	124-00-003W & 124-00-004
ZONING:	O10 GENERAL INDUSTRIAL (O 1 ST.)
EXISTING SITE AREA:	± 716,881 SF ± 4.438 ACRES
BUILDING AREA:	A NEW 12,000 SF EXPANSION
STORIES:	ONE STORY
LOT COVERAGE:	42,318 + 10,104 + 12,000 = 64,422 / 218,881 = 0.297 (30%) REQUIRED: NO STANDARD
BUILDING SETBACKS:	FIRETRUCK PARKING (20') (SEE SHEET 11)
LANDSCAPE AREA:	43,912 SF
LANDSCAPE COVERAGE:	20% (10% MIN)
OCCUPANCY:	F-1/S-1 (FACTORY / STORAGE) 180 OBC LBWD / 100' SEPARATED
CONSTRUCTION TYPE:	1/8 W A.F.S.E. F = 34,000 SF / 7.6 = 36,000 SF
ALLOWABLE AREA:	± 34,000 SF / 7.6 = 36,000 SF
ALLOWABLE HEIGHT:	35' 0" (OR 0' 10% USE PERMIT INCREASE)



730 N. 52nd St. Ste. 203  
 Phoenix, Arizona 85008  
 P. 602.393.5060  
 CawleyArchitects.com



## PARKING CALCULATIONS

EXISTING BLDG. AREAS CALS: 1535 & 1545W ELNA RAE ST			
OCCUPANCY	1535 BLDG.	1545 BLDG.	
OFFICE	N/A	12,400	
PRODUCTION	10,104	27,218	
STORAGE	N/A	3,202	
TOTAL	10,104 SF	42,318 SF	
PROPOSED BUILDING AREA CALS - PHASE I			
OCCUPANCY	MANUFACTURING ADDITION	TOTALS	
OFFICE	1,804	1,804	
PRODUCTION	10,398	10,398	
STORAGE	N/A	N/A	
TOTAL	12,000 SF	12,000 SF	
REQUIRED PARKING CALCULATIONS - PHASE I			
OCCUPANCY	S.F.	FACTOR	TOTAL
OFFICE	14,000	1.300	45,666
PRODUCTION	48,118	1.100	48,118
STORAGE	2,780	1.500	8,990
TOTAL			99,990 (84.4)
EXISTING PARKING			
STANDARD SPACES		138	
ACCESSIBLE SPACES		1	
COVERED SPACES		32	
TOTAL EXISTING PARKING		171 SF	
DEMOLISHED PARKING WITH PHASE I		-34	
RESTRICTED PARKING WITH PHASE I		-2	
TOTAL REMAINING		137 SF	
PARKING PROVIDED			
NEW STANDARD SPACES WITH PHASE I		13	
NEW ACCESSIBLE SPACES WITH PHASE I		1	
TOTAL SPACES ON SITE		151 SF ± 388 SF	
VEHICLE PARKING CALCULATIONS			
RATIO	REQUIRED	PROVIDED	
1:10,000 (MIN.)	84,422 / 10,000 = (8.44) SF	8 SF	

A PHASED BUILDING EXPANSION FOR: CAR-GRAPH, INC.  
 MFG. BLDG. EXPANSION PHASE I

1535 WEST ELNA RAE STREET TEMPE, ARIZONA 85281

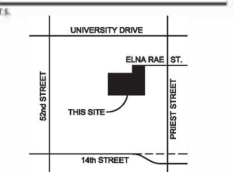
**DATE**  
 1ST MAJOR DEV. PLAN REVIEW SUBMITTAL: 04-20-2021  
 1ST USE PERMIT SUBMITTAL: 04-20-2021  
 2ND MAJOR DEV. PLAN REVIEW SUBMITTAL: 06-17-2021

## LEGEND

- PROPERTY LINE
- EXISTENT / SETBACK LINE
- CARS OVERHANG, MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN
- 6" CURB
- SITE WALL
- BALT FINISH CONCRETE SIDEWALK
- PAINT STRIPING ON PAVEMENT
- NEW FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- ACCESSIBLE ROUTE / PATH OF TRAVEL
- SITE WALL TYPES - SEE A13

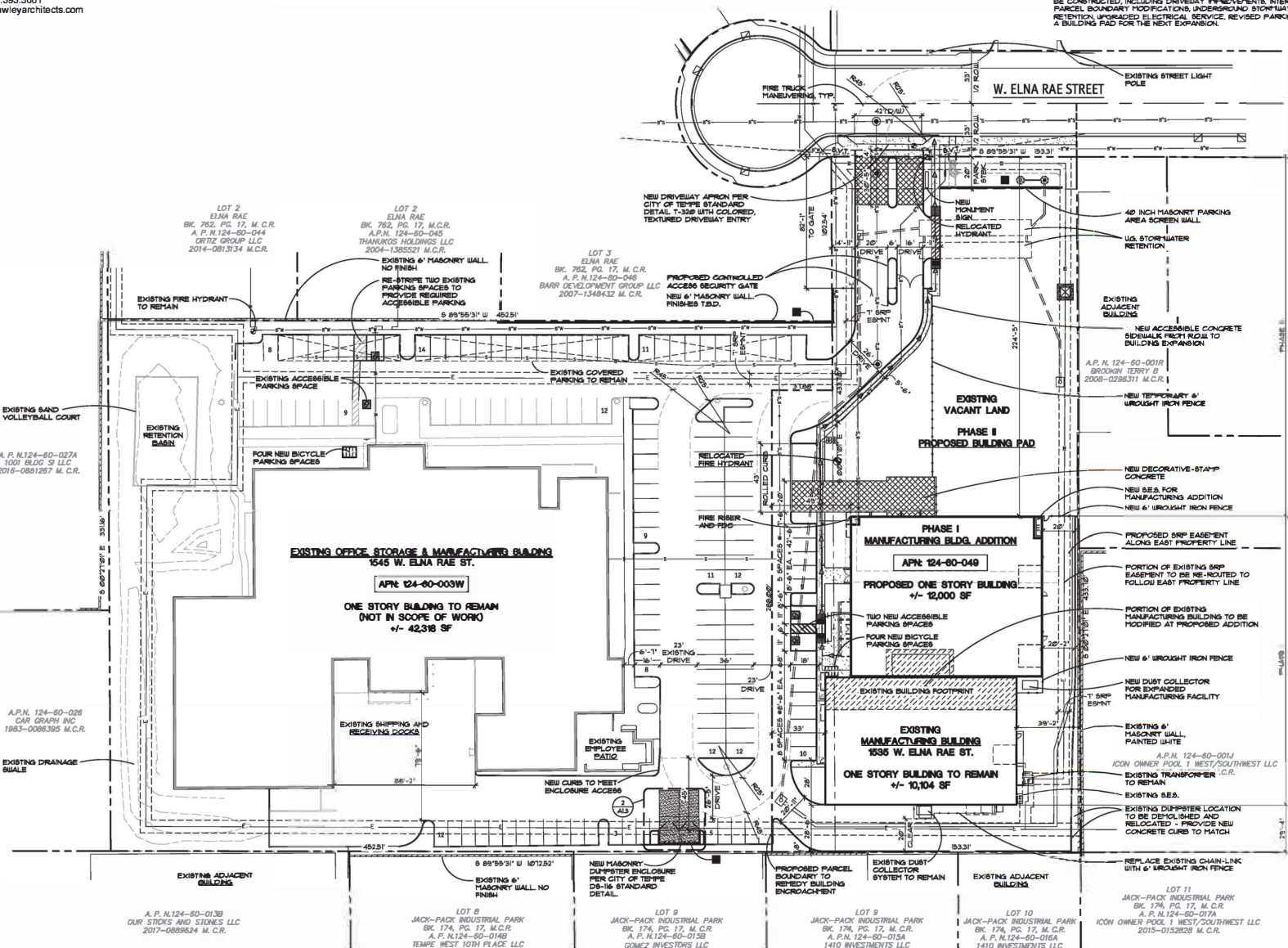
**NOTICE OF ALTERNATE BIDDING CYCLE**  
 The contractor shall be responsible for the completion of all necessary permits and approvals for the construction of the project. The contractor shall be responsible for the completion of all necessary permits and approvals for the construction of the project. The contractor shall be responsible for the completion of all necessary permits and approvals for the construction of the project.

## VICINITY MAP



## PHASE I SITE PLAN

1" = 30' ±



# A PHASED BUILDING EXPANSION FOR: CAR-GRAPH, INC.

**Cawley Architects, Inc.**  
 730 north 52nd street  
 suite #203  
 phoenix, arizona 85008  
 voice 602.393.5060  
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## PHASE II: NARRATIVE

THE SECOND PHASE OF THIS PROJECT WILL ADDRESS CAR-GRAPH'S NEED FOR ADDITIONAL OFFICE SPACE. THE VACANT PORTION OF THE EAST PARCEL WILL BE FULLY DEVELOPED SOON AFTER THE COMPLETION OF PHASE I.

THE NEW TWO-STORY OFFICE BUILDING WITH A MEZZANINE LEVEL WILL BE CONNECTED TO THE NEARLY EXPANDED MANUFACTURING BUILDING. SITE IMPROVEMENTS WILL INCLUDE THE COMPLETION OF THE MASONRY SECURITY WALLS, CONSTRUCTION OF A NEW VISITOR PARKING LOT AND INSTALLATION OF THE FINAL LANDSCAPING.

## PHASE II: SITE DATA

PROJECT:	PHASE II: CAR-GRAPH, INC. OFFICE BUILDING ADDITION
ADDRESS:	1535W. ELNA RAE STREET TEMPE, ARIZONA 85281
OWNER:	CAR-GRAPH, INC. 1545 W. ELNA RAE STREET TEMPE, ARIZONA 85281
SUBJECT:	A PHASED BUILDING EXPANSION
LEGAL DESCRIPTION:	3.466 SQ. W 153.33 FT. OF E220 FT. OF N4 50.50 SEC EX. N03 RD P10 (1234-118) (SPECIAL PLANS)
ASSESSOR PARCEL NO.:	15445000000000000000
ZONING:	OID (GENERAL INDUSTRIAL DIST.)
EXISTING SITE AREA:	17.76187 AC. (74.438 ACRES)
BUILDING AREA:	A NEW 19,000 SF ADDITION
STORIES:	1535 STORIES TO BE ZONABLE
LOT COVERAGE:	42,318 + 10,104 + 12,000 + 8,365 + 72,787 / 218,881 = 0.338 (34%)
REQUIRED:	NO STANDARD
LANDSCAPE AREA:	14,912 SF
LANDSCAPE COVERAGE:	30% (10% MIN)
OCCUPANCY:	B (BUSINESS)
CONSTRUCTION TYPE:	V-B w/ A.F.E.S.
ALLOWABLE AREA:	18 x 27,000 SF
ALLOWABLE HEIGHT:	35' 0" (OR 4' 10" USE PERMIT INCREASE)

## PARKING CALCULATIONS

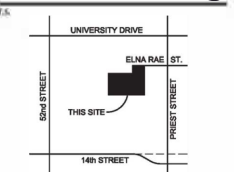
EXISTING BLDG. AREA CALCS: 1535 + 1545 + PHASE I				
OCCUPANCY	1535	1545	PHASE I	TOTAL S
OFFICE	N/A	12,400	1,604	14,004
PRODUCTION	10,104	10,369	N/A	48,118
STORAGE	N/A	2,300	N/A	2,300
TOTAL:	10,104	42,318	12,000	64,422 SF
PROPOSED BUILDING AREA CALCS - PHASE II				
OCCUPANCY	OFFICE BLDG. ADDITION	TOTAL S		
OFFICE	19,000	19,000		
PRODUCTION	N/A	N/A		
STORAGE	N/A	N/A		
TOTAL:	19,000 SF	19,000 SF		
REQUIRED PARKING CALCULATIONS - PHASE II				
OCCUPANCY	S.F.	FACTOR	TOTAL	
OFFICE	20,004	1.300	810.04 (111.1)	
PRODUCTION	48,118	1.1000	48,124 (6)	
STORAGE	2,300	1.500	3,450 (5)	
TOTAL:			188 SF	
EXISTING PARKING				
STANDARD SPACES			119	
ACCESSIBLE SPACES			4	
COVERED SPACES			16	
TOTAL EXISTING PARKING			139 SF	
PARKING PROVIDED				
NEW STANDARD SPACES WITH PHASE II			33	
NEW ACCESSIBLE SPACES WITH PHASE II			2	
TOTAL SPACES ON SITE			188 SF	

RECYCLED PARKING CALCULATIONS		
RATIO	REQUIRED	PROVIDED
1:10,000 (2 MIN)	83,422 / 10,000 = (8.34) 9 SF	188 SF

## LEGEND

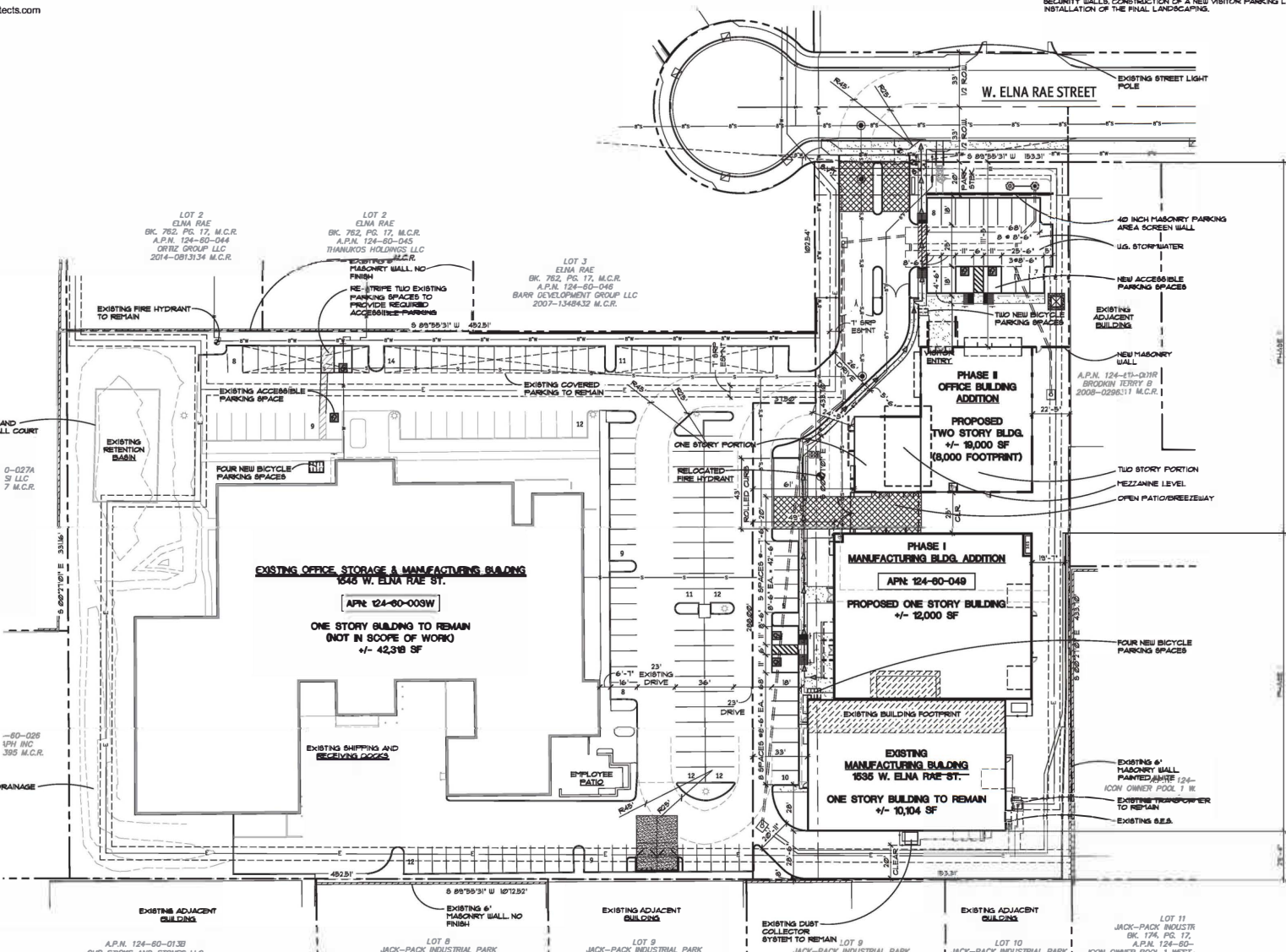
- PROPERTY LINE
- EASEMENT / SETBACK LINE
- CAR OVERHANG, MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN
- 6" CURB
- SITE WALL
- SALT FINISH CONCRETE SIDEWALK
- PAINT STRIPING ON PAVEMENT
- ⊙ NEW FIRE HYDRANT
- ⊙ EXISTING FIRE HYDRANT
- ⊙ FIRE DEPARTMENT CONNECTION
- ACCESSIBLE ROUTE / PATH OF TRAVEL

## VICINITY MAP



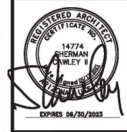
## PHASE II SITE PLAN

1" = 30' 0"  
 0 10 20 30



730 N 52nd St. Ste. 203  
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 P 602.393.5060

CawleyArchitects.com



A PHASED BUILDING EXPANSION FOR: CAR-GRAPH, INC. OFFICES EXPANSION PHASE II

1535 WEST ELNA RAE STREET TEMPE, ARIZONA 85281

**DATE**  
 1ST MAJOR DEV. PLAN REVIEW SUBMITTAL 04-20-2021  
 1ST USE PERMIT SUBMITTAL 04-20-2021  
 2ND MAJOR DEV. PLAN & USE PERMIT REVIEW SUBMITTAL 05-17-2021

**NOTICE OF ALTERNATE BILLING CYCLE:**  
 The contract allows the owner to require alternate billing or alternate billing cycles other than the 30-day. A written request to the architect for alternate billing cycles must be received by the architect no later than 30 days prior to the start of the project. The architect will not be responsible for any delay or cost increase caused by the owner's request for alternate billing cycles. The architect will not be responsible for any delay or cost increase caused by the owner's request for alternate billing cycles.

Project: 20038  
**A1.2**

# A SUBDIVISION PLAT FOR 1535 W. ELNA RAE STREET

A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER  
OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT  
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

## DEDICATION

CAR-GRAPH CO., AN ARIZONA CORPORATION, AS OWNER; HAS REPLATTED UNDER THE NAME OF "1535 W. ELNA RAE STREET", A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, AND HEREBY PUBLISHES THIS PLAT OF "1535 W. ELNA RAE STREET", AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, AND PUBLIC EASEMENTS CONSTITUTING THE SAME AND THAT EACH LOT AND STREET 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 AND PUBLIC EASEMENTS AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

## OWNER AUTHORIZATION

CAR-GRAPH CO., AN ARIZONA CORPORATION

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

## ACKNOWLEDGMENT

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2022, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED HIM/HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING TO THE INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

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

## LEGAL DESCRIPTION (PRIOR TO SUBDIVISION)

**PARCEL NO. 1:**  
THE SOUTH 433.69 FEET OF THE WEST 153.31 FEET OF THE EAST 620 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION TWENTY (20), TOWNSHIP ONE (1) NORTH, RANGE FOUR (4) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN.

**PARCEL NO. 2:**  
THE SOUTH 331.15 FEET OF THE WEST 452.50 FEET OF THE EAST 1072.50 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION TWENTY (20), TOWNSHIP ONE (1) NORTH, RANGE FOUR (4) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN.

## OWNER

CAR-GRAPH CO., AN ARIZONA CORPORATION  
1545 W. ELNA RAE STREET  
TEMPE, AZ 85281

## DEVELOPER

CAWLEY ARCHITECTS  
730 N. 52ND STREET, SUITE 203  
PHOENIX, AZ 85008

## BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS THE CITY OF TEMPE BENCHMARK POINT 106, ALSO BEING THE NORTHEAST CORNER OF SECTION 20, BEING MARKED BY A 3" CITY OF TEMPE BRASS CAP IN HANDHOLE LOCATED AT THE INTERSECTION OF UNIVERSITY DRIVE AND PRIEST DRIVE, HAVING AN ELEVATION OF 1145.47, NGVD29.

## BASIS OF BEARINGS

THE BASIS OF BEARING IS THE MONUMENT LINE OF PRIEST DRIVE, ALSO BEING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, USING A BEARING OF SOUTH 00 DEGREES 29 MINUTES 49 SECONDS EAST, PER THE FINAL PLAT OF ELNA RAE, RECORDED IN BOOK 762 OF MAPS, PAGE 17, MARICOPA COUNTY RECORDS, ALSO BEING SOUTH 00 DEGREES 27 MINUTES 01 SECOND EAST AS PER THE CITY OF TEMPE SURVEY CONTROL AT THE TIME OF THIS RECORD.

## APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

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

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

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

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

## CERTIFICATION

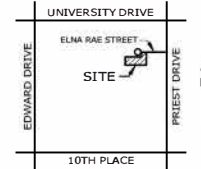
THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND REPLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF FEBRUARY 2022; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THE POSITIONS ARE CORRECTLY SHOWN AND THE SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DAVID S. KLEIN, R.L.S. 42137

DATE



FOR REVIEW  
NOT FOR  
CONSTRUCTION  
OR RECORDING



## VICINITY MAP

NOT TO SCALE

## NOTES

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- LOT CORNERS TO BE SET WITH 1/2" CAPPED REBAR, STAMPED R.L.S. 42137 (UNLESS OTHERWISE NOTED).
- 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 FROM THE 100-YEAR DESIGN STORM 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.
- CROSS-DRAINAGE SHALL BE MAINTAINED ACROSS ALL LOTS.
- THE PROPERTY IS SUBJECT TO EASEMENTS FOR PRIVATE INGRESS/EGRESS, COMMON DRIVEWAY AND CROSS PARKING AS RECORDED IN 2022-0127902, RECORDS OF MARICOPA COUNTY, ARIZONA. SAID EASEMENTS WILL NOT BE MAINTAINED BY THE CITY.

## FLOOD PLAIN CERTIFICATION

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2240M, DATED SEPTEMBER 18, 2020, THE SUBJECT PROPERTY IS LOCATED IN ZONE X (SHADED). ZONE X (SHADED) IS DEFINED 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."

DS 201029

SBD 220001

REC 22001

REC 22001

SBD 220001

DS 201029

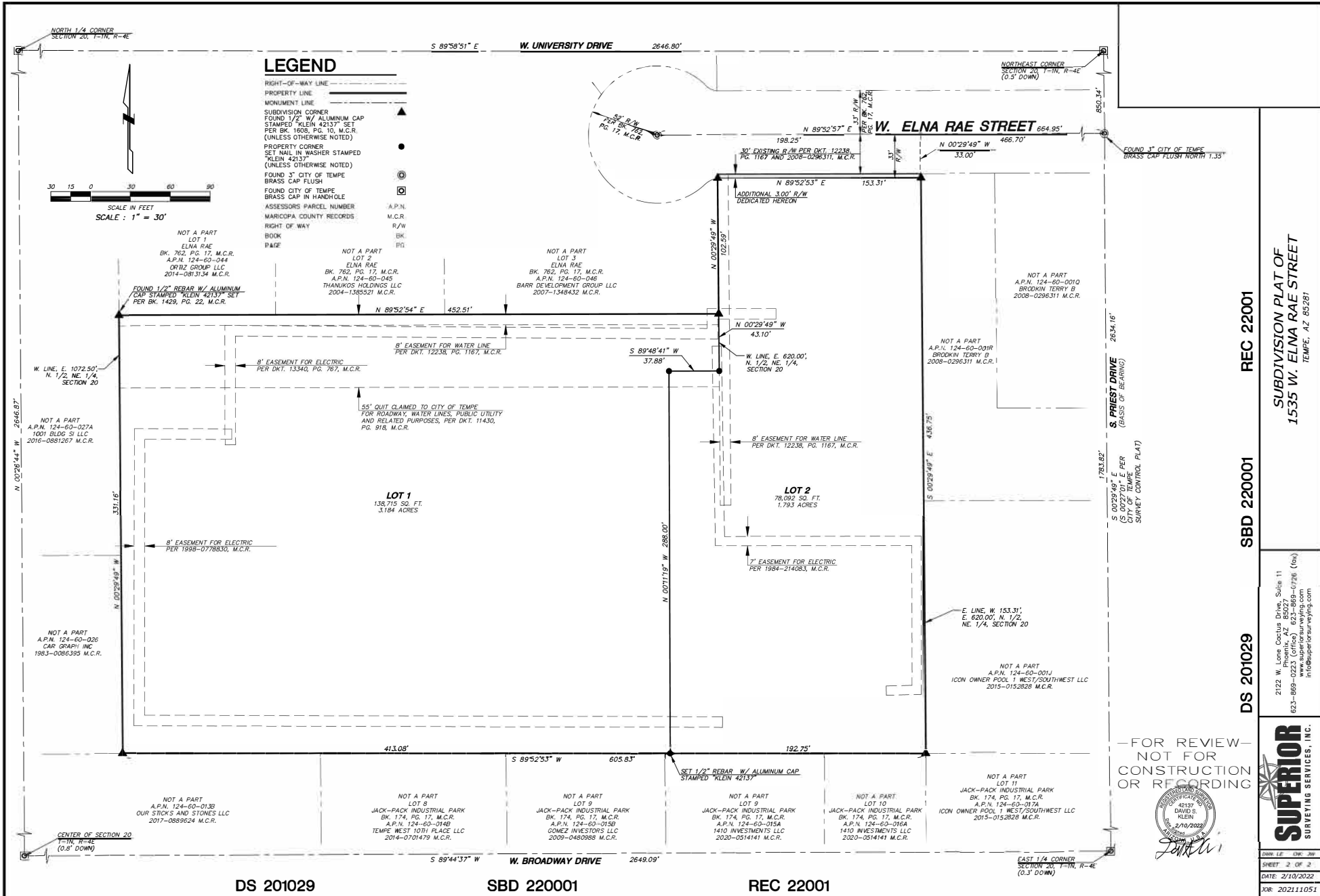
SUBDIVISION PLAT OF  
1535 W. ELNA RAE STREET  
TEMPE, AZ 85281

2122 W. Lone Cactus Drive, Suite 11  
Tempe, Arizona 85281  
623-869-0223 (office) 623-869-0776 (fax)  
www.superior-surveying.com  
info@superior-surveying.com



DRW LE DKC JW  
SHEET 1 OF 2  
DATE: 2/10/2022  
JOB: 202111051





SUBDIVISION PLAT OF  
 1535 W. ELNA RAE STREET  
 TEMPE, AZ 85281

REC 22001

SBD 220001

DS 201029

2122 W. Lone Cone  
 Divisio, Suite 11  
 623-869-0223 (office) 623-869-0726 (fax)  
 www.superiorsurveying.com  
 info@superiorsurveying.com

**SUPERIOR**  
 SURVEYING SERVICES, INC.

42137  
 DAVID S.  
 KLEN  
 2/10/2022  
 TEMPE, AZ

FOR REVIEW - NOT FOR CONSTRUCTION OR RECORDING

DS 201029

SBD 220001

REC 22001

Cross Access/Common Driveway/  
Cross Parking  
Agreement

Ca  
yo

Cross Access / Common Driveway / Cross Parking Agreement

This cross access / common driveway / cross parking agreement (the "Agreement") is hereby made on this date December 5, 20 21; between Owner #1 and Owner #2.

Owner 1:

CAR-GRAPH, INC  
Name  
1535 W ELNA RAE ST  
Address  
TEMPE, AZ 85281  
City, State, Zip Code  
MARICOPA  
County

Owner 2:

CAR-GRAPH, INC  
Name  
1548 W ELNA RAE ST  
Address  
TEMPE, AZ 85281  
City, State, Zip Code  
MARICOPA  
County

Recitals

- A. CAR-GRAPH, INC, is the owner of real property more fully described on Exhibit "A" (legal description) attached hereto and incorporated herein by this reference (as "Parcel 1");
- B. CAR-GRAPH, INC is the owner of real property more fully described on Exhibit "B" (legal description) attached hereto and incorporated herein by this reference (as "Parcel 2");
- C. The parties to this agreement desire to create/grant a perpetual easement on, over, upon, and across portions of each property (**Parcel 1** and **Parcel 2**) for purposes of vehicular and pedestrian ingress and egress to and from, and non-exclusive parking rights, and for all other uses expressly contemplated by this agreement;
- D. The parties agree that these mutual easements will be defined, at a minimum, by the designated areas in Exhibit "C" (property layout with hatched areas) for **Parcel 1** and Exhibit "D" for **Parcel 2** (property layout with hatched areas). These exhibits are hereby defined as the "Easement Areas" and attached hereto.

1. **Granting of Easements**

- 1.1 Cross Access Easement. The interested parties representing Parcel 1 and Parcel 2 hereby grant and convey perpetual, non-exclusive, mutual cross access easements for purposes of vehicular and pedestrian ingress and egress on, over, upon, and across the areas defined in the Easement Areas.
- 1.2 Common Driveway Easement. The interested parties representing Parcel 1 and Parcel 2 hereby grant and convey perpetual, non-exclusive, mutual common driveway easements for purposes of vehicular ingress and egress on, over, upon, and across the areas defined in the Easement Areas.
- 1.3 Cross Parking Easement. The interested parties representing Parcel 1 and Parcel 2 hereby grant and convey perpetual, non-exclusive, mutual cross parking easements for use of all parking spaces within the areas defined in the Easement Areas.



Cross Access/Common Driveway/Cross Parking Agreement – Page 2 of 2

2. Maintenance

2.1 Maintenance of Easement Areas. Each party, at its sole cost and expense, shall maintain and keep the easements areas in a commercially reasonable condition and state of repair.

3. Mutual Indemnities

3.1 Indemnity. Each party held by this Agreement will indemnify, defend, and hold harmless the other for, from, and against any and all claims suffered or incurred in connection with any alleged bodily injury or property damage arising out of use or enjoyment of the Easements Areas, unless caused by negligence or willful misconduct.

4. Run with the Land

4.1 The covenants, conditions, restrictions, easements, and the other provisions of this Agreement shall run with and be appurtenant to each portion of Parcel 1 and Parcel 2, and shall be binding upon each portion of Parcel 1 and Parcel 2 and the Owner(s) thereof and all successors in title to any portion of Parcel 1 or Parcel 2 during their respective ownership.

5. Modification

5.1 The terms and conditions of this Agreement may be abrogated, modified, rescinded or amended in whole or in part only by written instrument executed by all the then Owners of Parcel 1 and Parcel 2 (and their mortgagees), and recorded with the County Recorder of Maricopa County, Arizona.

IN WITNESS WHEREOF, this Agreement has been made as of the effective date.

Unofficial Document

Parcel 1:

Signature Steven Lindbloom

Printed Name Steven Lindbloom

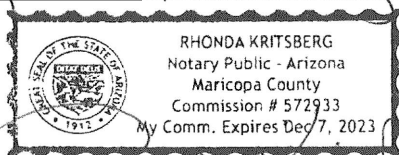
Title President

State of Arizona

County of Maricopa

The foregoing instrument was signed before me, the undersigned Notary Public,

this 6<sup>th</sup> day of December, 20 21  
by Rhonda Kritsberg



Notary Public Rhonda Kritsberg

Parcel 2:

Signature Steven Lindbloom

Printed Name Steven Lindbloom

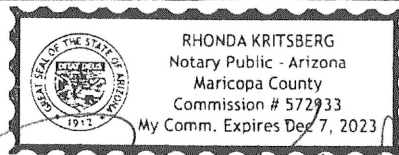
Title President

State of Arizona

County of Maricopa

The foregoing instrument was signed before me, the undersigned Notary Public,

this 6<sup>th</sup> day of December, 20 21  
by Rhonda Kritsberg



Notary Public Rhonda Kritsberg

# EXHIBIT A/B

19770425\_DKT\_12187\_84\_2

M121870084      PARCEL NO.      108880

STATE OF ARIZONA County of Maricopa	I hereby certify that the within instrument was filed and recorded APR 25 1977 - 1 00 DEED # 108880 in Book 12187, Page 85, in the name of... DEED # 108880	DEED # 108880 Filed: _____ Compared: _____ Photostated: _____ For \$ 400 U.S.S. 0
Where requested sent to: <b>CAR-GRAPH</b> 30 E. 4th Street Tempe, Arizona 85281	Witness my hand and official seal: <b>WM FREESTONE</b> County Recorder By: <i>R. B. ...</i> County Recorder	

Escrow No. 46160-7 1h

## Warranty Deed

PAY OFF

For the consideration of Ten Dollars, and other valuable considerations, I or we, **OMNI SPECTRA, INC., a Michigan Corporation** do hereby convey to **CAR-GRAPH CO., an Arizona Corporation** the following described property situated in **Maricopa** County, Arizona:

**PARCEL NO. 1:** The South 433.69 feet of the West 153.31 feet of the East 620 feet of the North half of the Northeast quarter of Section Twenty (20), Township One (1) North, Range Four (4) East of the GILA AND SALT RIVER BASE AND MERIDIAN.

**PARCEL NO. 2:** The South 331.15 feet of the West 452.50 feet of the East 1072.50 feet of the North half of the Northeast quarter of Section Twenty (20), Township One (1) North, Range Four (4) East of the GILA SALT RIVER BASE AND MERIDIAN.

Subject to current taxes and assessments, reservations and all easements, rights of way, covenants, conditions, restrictions, liens and encumbrances of record.

Unofficial Document

And I or we do warrant the title against all persons whomsoever, subject to the matters above set forth.

Dated this 18th day of December, 19 75

OMNI SPECTRA, INC.  
 BY: *Donald L. Steyer, VP*

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### CORPORATE ACKNOWLEDGMENT

State of Arizona } ss.  
 County of Maricopa }

On this, the 18 day of Dec, 19 75, before me, the undersigned officer, personally appeared Donald L. Steyer and Henry ... who acknowledged themselves to be the VP President and ... of Omni Spectra Inc and that, as such officers, respectively being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by themselves as such officers, respectively.

My Commission Expires: 7/29/76 Agnes D. ...  
 NOTARY PUBLIC

Forms Inc., 81 West Madison Street, Phoenix, Arizona 85003 / 358-0012 / Form 26

