

# Staff Summary Report

Development Review Commission Date: 01/13/09

Agenda Item Number: \_\_\_\_

**SUBJECT:** Hold a public meeting for a Preliminary Subdivision Plat for ELEMENTS ART CAMPUS – PHASE 2, located at 1102 West Rio Salado Parkway.

**DOCUMENT NAME:** DRCr\_Element Art Campus – Phase 2\_011309

**PLANNED DEVELOPMENT**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Request for **ELEMENT ART CAMPUS – PHASE 2 (PL080239)** (City of Tempe, property owner, Blair C. Meggitt, Brady – Aulerich & Associates, Inc., applicant), located at 1202 West Rio Salado Parkway in the GID, General Industrial District, MU4 PAD, Mixed Use High Density, R1-6, and Single Family Residential. The request includes the following:

**SBD08027-** A preliminary subdivision plat, consisting of six (6) lots and one (1) tract on 58.37 net acres

**PREPARED BY:** Jon Christopher, Planner II (480-350-8436)

**REVIEWED BY:** Lisa Collins, Development Services Planning Director (480-350-8989)

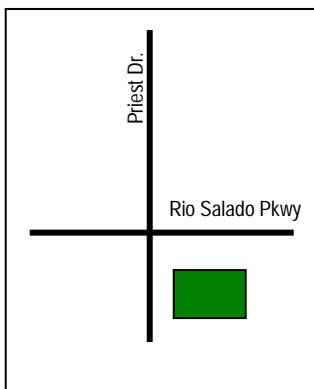


**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Approval, subject to conditions (1)

**ADDITIONAL INFO:** The Elements Art Campus - Phase 2 is located south of Rio Salado Parkway, just east of Priest Drive. The applicant (City of Tempe) is requesting to create six (6) lots and one (1) tract consisting of 58.37 acres.



Gross site area	58.37 acres
Number of lots	6
Number of Tracts	1
Zoning	GID/ MU4 / R1-6

**PAGES:**

1. List of Attachments
2. Comments
3. Reason for Approval / Conditions of Approval
4. History & Facts

**ATTACHMENTS:**

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

## COMMENTS:

The Elements Art Campus - Phase 2 is located south of Rio Salado Parkway, just east of Priest Drive. The proposed final subdivision plat will extend from Priest Drive to Ash Avenue and also to the borders of the Town Lake. The City of Tempe's purpose for this final subdivision plat is to transform vacant land by creating lots for new development. As a result of the Preliminary subdivision plat I, it would be six (6) lots and one (1) tract that would consist of 58.37 acres. Staff recommends approval of this request subject to one (1) condition of approval.

## REASON(S) FOR APPROVAL:

1. The plat has access to public streets and meets the technical requirements of the Tempe City Code Chapter 30, Subdivisions.

## CONDITION(S) OF APPROVAL:

1. The Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department on or before January 13, 2010. Failure to record the plan within one (1) year of City Council approval shall make the plan null and void.

## HISTORY & FACTS:

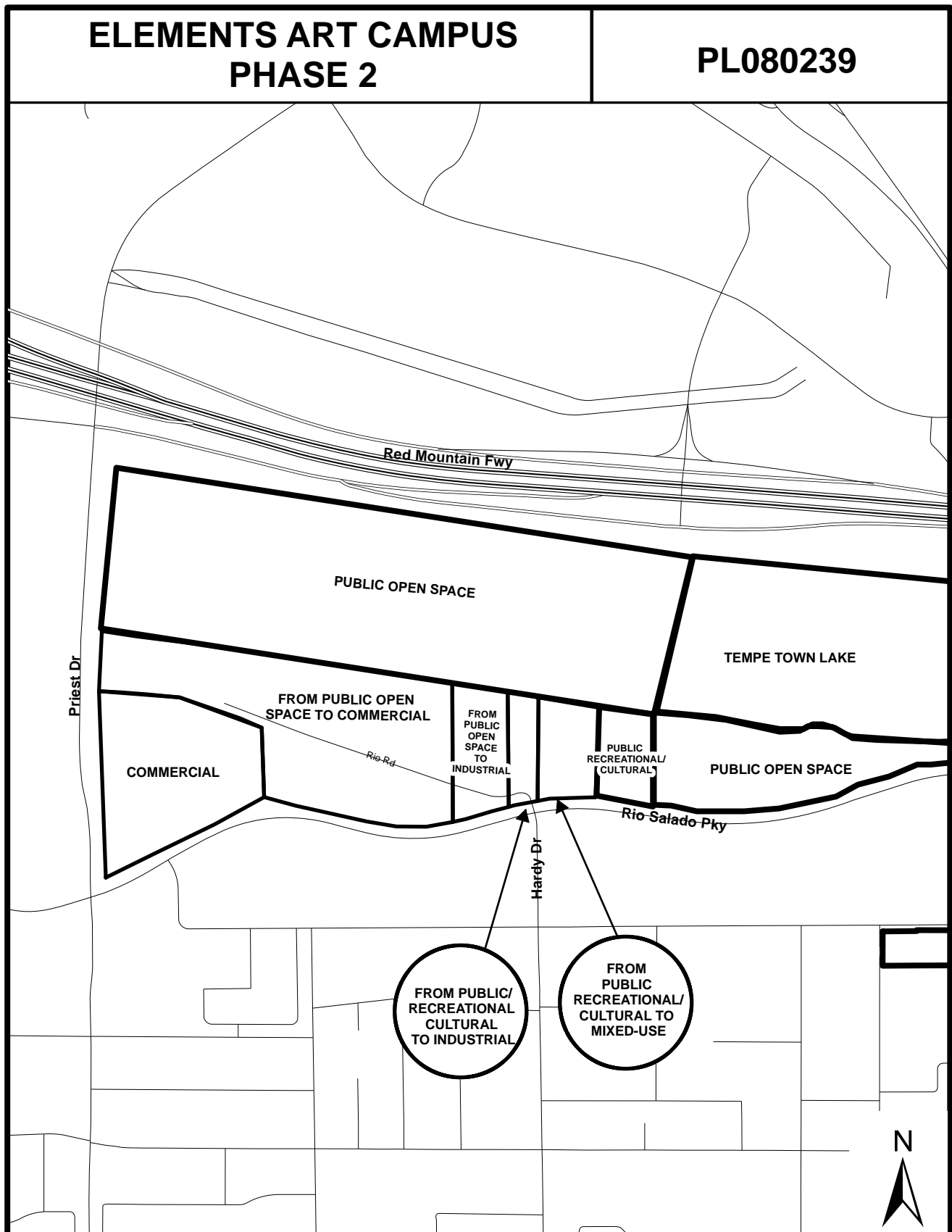
- |                    |   |
|--------------------|---|
| September 09, 2008 | <p>The City of Tempe's Development Review Commission recommended approval for Elements Art Campus which consists of a Major General Plan Amendment of approximately 41 acres of land located at 1102 West Rio Salado Parkway in R1-6 , Single Family Residential, MU-4, Mixed-Use High Density and GID, General Industrial Districts. The request includes the following:</p> <p><b>GEP08003</b> – (Resolution No. 2008.72) General Plan Major Land use Map Amendment to change 4.5 acres from Public Recreational / Cultural to Mixed – Use, 2.57 acres from Public Recreational / Cultural to Industrial 5.57 acres from Public Open Space to Industrial and 28 acres from Public Open to Commercial.</p>   |
| October 16, 2008   | <p>The City of Tempe's Development Review Commission recommended approval for Element Art Campus Phase 2 (PL080239) (Nancy Ryan, City of Tempe, Property owner and applicant) consisting of a General Plan Major Amendment of approximately 40.64 acres of land : 12.64 acres referred to as the Arts Park Phase 1 and 28 acres referred to as Phase 2 located at 1102 W. Rio Salado Parkway in the R1-6, Single Family Residential, MU-4, Mixed –Use High Density and GID, General Industrial districts. The request includes the following:</p> <p><b>GEP08003</b> - (RES No 2008.72) General Plan Major Land Use Map Amendment to change:</p> <ul style="list-style-type: none"><li>4.5 acres from Public Recreational / Cultural to Mixed – Use (Phase 1)</li><li>2.57 acres from Public Recreation / Cultural to Industrial (Phase 1)</li><li>5.57 acres from Public Open Space to industrial (Phase 1)</li><li>28 acres from Public Open to Commercial (Phase 2)</li></ul> <p>This request also includes a Density Map Amendment to change 4.5 acres from 0 to up to 3 dwelling units per acre.</p> |

**DESCRIPTION:**

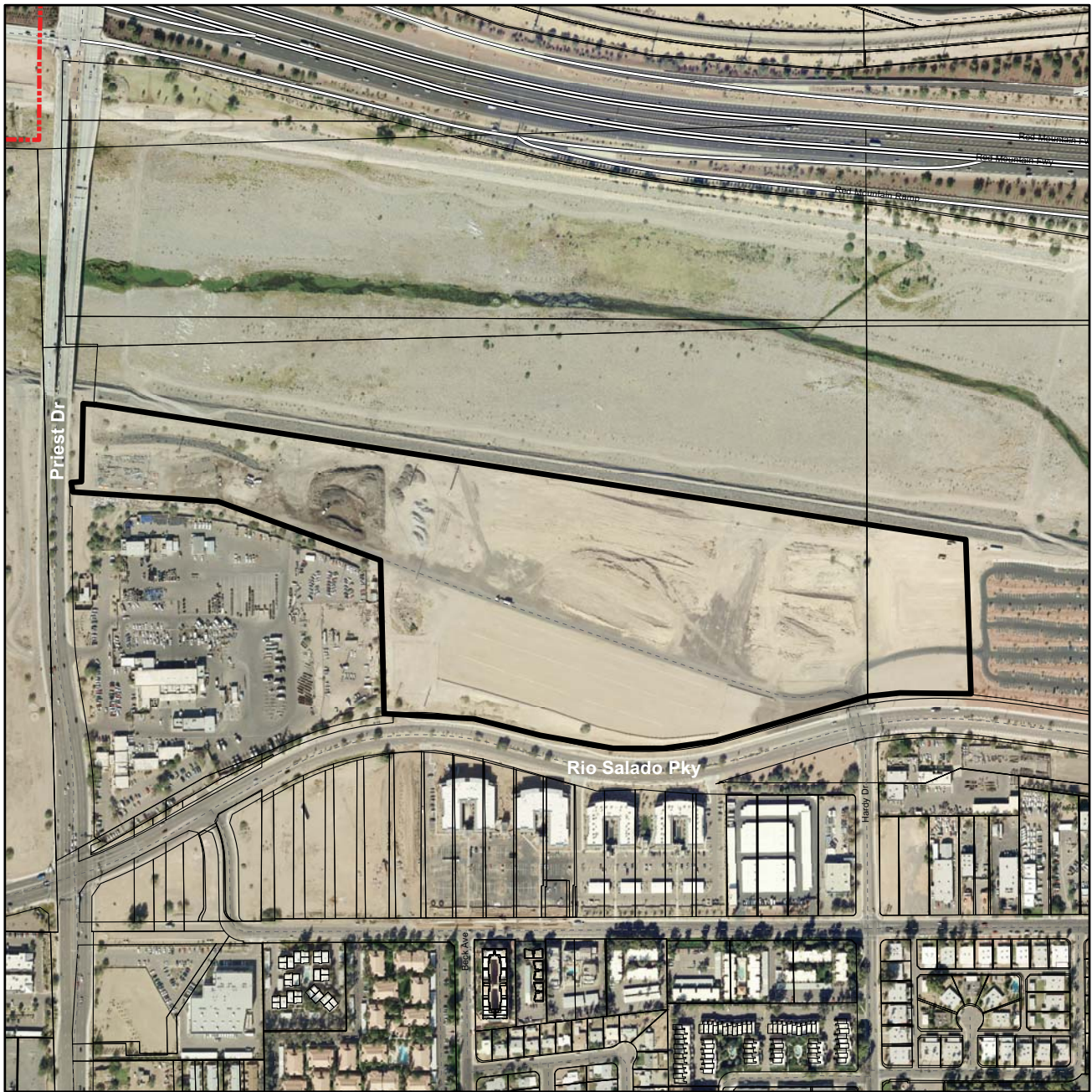
Owner – City of Tempe, Nancy Ryan  
Applicant – Blair C. Meggit, Brady --, Arulerich and Associates, Inc.  
Existing zoning – GID, MU4 / R1-6  
Total site area – 58.37 acres  
Total Number of proposed lots – 6  
Total Number of proposed Tracts - 1

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-307, Subdivisions, Lot Splits and Adjustments



**Location Map**



## ELEMENTS ARTS CAMPUS (PL080239)





**BRADY • AULERICH & ASSOCIATES, INC.**

Civil Engineering • Land Surveying  
Construction Staking

C.E. Aulerich	P.L.S.
Dennis H. Brady	R.L.S.
Robert N. Hermon	P.E./R.L.S.
E. Terry Holbert	R.L.S.
Blair C. Meggitt	R.L.S.

August 8, 2008

Mr. Kevin O'Melia  
CITY OF TEMPE  
DEVELOPMENT SERVICES  
31 East Fifth Street  
Tempe, AZ 85281

RE: CITY OF TEMPE PROJECT NO. 6707021 – BRADY•AULERICH & ASSOCIATES, INC.  
JOB NO. 08-01-06

Dear Mr. O'Melia:

The City of Tempe has requested a six (6) lot, one (1) tract subdivision located North of Rio Salado Parkway and East of Priest Drive for new development.

The original 58.37 acre parcel described prior to the subdivision is currently vacant except the City of Tempe Maintenance Facility at the northeast corner of Rio Salado Parkway and Priest Drive.

The purpose of the subdivision is to transform the land for the following proposed uses:

Lot 1 (21.70 acres) – define the area currently utilized as the City Maintenance Facility.

Lots 2 thru 6 (35.34 acres) accommodate the Artist Industry for Future Specialty Art Projects.

Tract "A" (0.15 acres) reserved for the exclusive use by the City.

New Right-of-Way – Rio Salado Parkway (0.57 acres)  
Priest Drive (0.02 acres)  
Hardy and Vista Del Lago Drives (0.59 acres)

Respectfully Submitted,  
BRADY•AULERICH & ASSOCIATES, INC.



Blair C. Meggitt, R.L.S.

BCM:abc

ELEMENTS AT TEMPE CENTER FOR THE ARTS  
LOCATED WITHIN A PORTION OF THE NORTHWEST QUARTER OF  
SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF  
THE GILA AND SALT RIVER BASE AND MERIDIAN  
MARICOPA COUNTY, ARIZONA

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS:

THAT THE CITY OF TEMPE, A MUNICIPAL CORPORATION, AS OWNER, HAS PLATTED UNDER THE NAME OF "ELEMENTS AT TEMPE CENTER FOR THE ARTS" LOCATED WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT OF "ELEMENTS AT TEMPE CENTER FOR THE ARTS" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING THE SAME AND THAT EACH LOT, TRACT AND STREET SHOWN SHALL BE HEREBY DEDICATED TO THE CITY OF TEMPE FOR PUBLIC USE AS SUCH, THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

TRACT "A" IS HEREBY RESERVED FOR THE EXCLUSIVE USE OF THE CITY OF TEMPE EASEMENT "A" IS GRANTED FOR THE PURPOSE OF INGRESS, EGRESS, PUBLIC UTILITIES AND PRIVATE DRIVE AND IS HEREBY RESERVED FOR THE EXCLUSIVE USE OF LOT 4, LOT 5 AND THE TEMPE CENTER FOR THE ARTS THEIR HEIRS, INVITEES GUESTS OR ASSIGNEES. EASEMENT "B" IS HEREBY RESERVED FOR THE PURPOSE OF MULTI-USE PATH FOR THE EXCLUSIVE USE OF THE CITY OF TEMPE.

**ACKNOWLEDGMENT:**

STATE OF ARIZONA )  
COUNTY OF MARICOPA )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008 BEFORE ME,  
UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_  
WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE  
FOREGOING INSTRUMENT AND EXECUTED THE FOREGOING INSTRUMENT FOR THE  
PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HERELY SET MY HAND AND OFFICIAL SEAL

BY: \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

THE CITY OF TEMPE A MUNICIPAL CORPORATION

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
HUGH HALLMAN ITS: MAYOR

**LEGAL DESCRIPTION: (Prior to Subdivision)**

That portion of the Northwest quarter of Section 16, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being described as follows:  
Commencing at the West quarter corner of said Section 16 being a found City of Tempe brass cap;

Thence: North 89° 41' 31" East (Basis of Bearing) along the center West mid-section line of said Section 16, a distance of 52.45 feet to the monument line of Priest Drive being a found City of Tempe brass cap;

Thence: North 00° 08' 38" East along said monument line, 182.81 feet to the intersection with the construction monument line of Rio Salado Parkway being a found City of Tempe brass cap;

Thence: continuing North 00° 08' 38" East, 214.14 feet;

Thence: South 89° 51' 22" East, normal to the monument line of Priest Drive, 65.00 feet to the Point of Beginning which lies on the Easterly right-of-way line of said Priest Drive being a point of curvature of a curve to the left, concave to the West, having a radius of 1437.34 feet, a central angle of 08° 02' 04" and a radial bearing of North 89° 51' 22" West;

(CONTINUED ON SHEET 2)

**OWNER/DEVELOPER:**

CITY OF TEMPE 31 EAST FIFTH STREET  
TEMPE, ARIZONA 85281

**BENCH MARK:**

CITY OF TEMPE BRASS CAP (FLUSH) IN THE INTERSECTION OF 1ST STREET AND PRIEST DRIVE, SAID POINT BEING THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST, ELEVATION=1147.69 (CITY OF TEMPE DATUM) #104.

**BASIS OF BEARINGS:**

THE CENTER WEST MIDSECTION LINE BETWEEN THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST, AND THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST, SAID LINE HAVING A BEARING OF NORTH 89°41'31" EAST PER CITY OF TEMPE SURVEY CONTROL DIAGRAM DATED MARCH 1, 1989.

**APPROVALS:**

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DAY OF TEMPE, ARIZONA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

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

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

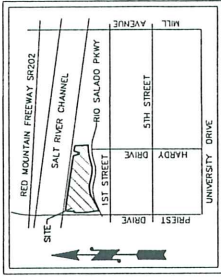
BY: \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

BY: \_\_\_\_\_ DEVELOPMENT SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

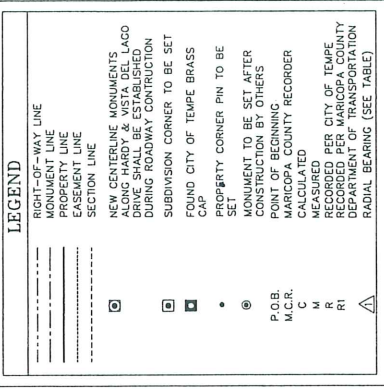
**CERTIFICATION:**

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED HEREIN WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION DURING THE MONTH OF FEBRUARY, 2008; 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 LOCATED; THAT THE MONUMENTS ARE SUFFICIENT TO EMERGE THE SURVEY TO BE RETRACED.

BLAIR C. MEGGITT, R.L.S.#1435 DATE \_\_\_\_\_



VICINITY MAP  
N.T.S.



**NOTES:**

- 1.) THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- 2.) PROPERTY AND SUBDIVISION CORNERS TO BE SET WITH 1/2" REBAR OR 1" GALVANIZED STEEL PIPE, 1/2" DIA. FOR ALL CORNERS.
- 3.) ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.

**FLOOD PLAN CERTIFICATION:**

THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE "X" AS DESIGNATED ON THE FIRM FLOOD INSURANCE RATE MAP, PANEL 2165 OF 4350, MAP NUMBER 04032710H, MAP REVISED SEPTEMBER 30, 2000. ZONE "X" IS DESIGNATED AS AN AREA OF MODERATE RISK OF FLOODING. THE 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, DIKES OR OTHER STRUCTURES SUBJECT TO FAIL DURING LARGER FLOODS, PRIOR TO ANNUAL CHANCE FLOOD.

SHEET 1 OF 4



BRADY-ALLERICH & ASSOCIATES, INC.  
CIVIL ENGINEERING - LAND SURVEYING  
1435 N. CENTRAL AVENUE, SUITE 100  
Tempe, Arizona 85283  
Phone: (480) 965-0000 Fax: (480) 965-0001  
DENNIS R. BRADY, P.E. License #1435  
CHRISTOPHER E. ALLERICH, P.L.S.

DATE: 10/08/08  
SCALE: N/A  
CHECKED BY: RBD  
DRAWN BY: BSM  
JOB NO. 080108

REC08041

SBD08027

DS080764



ELEMENTS AT TEMPE CENTER FOR THE ARTS

LEGAL DESCRIPTION:(CONTINUED) (Prior to Subdivision)

Thence: Northerly along said Easterly right-of-way for the following seven (7) courses and said curve, 236.11 feet;

Thence: North 08° 53' 27" West, 218.34 feet to the point of curvature of a curve to the right, concave to the East, having a radius of 1367.39 feet and a central angle of 06° 42' 16";

Thence: Northerly along said curve, 160.00 feet to the point of compound curvature of a curve to the right, concave to the East having a radius of 8034.23 feet and a central angle of 02° 50' 22";

Thence: Northerly along said curve, 478.24 feet;

Thence: North 88° 23' 32" East, 30.39 feet to the point of curvature of a curve to the right, concave to the East, having a radius of 8004.23 feet, a central angle of 01° 49' 21" and a radial bearing of South 88°45'27" East;

Thence: Northerly along said curve, 254.61 feet;

Thence: South 86° 56' 07" East, 30.00 feet;

Thence: Leasing said Easterly right-of-way line of Priest Drive, South 23° 02' 43" East, 28.56 feet;

Thence: South 81° 12' 23" East, 2506.51 feet;

Thence: South 13° 52' 48" East, 136.19 feet;

Thence: East, 50.00 feet;

Thence: North 19° 45' 41" East, 100.00 feet;

Thence: South 86° 26' 16" East, 50.00 feet;

Thence: South 82° 03' 04" East, 270.11 feet;

Thence: South 00° 48' 29" East, 484.33 feet to a point on the Northerly right-of-way line of Rio Salado Parkway which lies on a curve to the left, concave to the South, having a radius of 1437.39 feet, a central angle of 20° 55' 28" and a radial bearing of South 04°52'36" West;

Thence: Westerly along said Northerly right-of-way for the following ten (10) courses and said curve, 546.85 feet;

Thence: South 73° 55' 33" West, 274.84 feet to the point of curvature of a curve to the right, concave to the North, having a radius of 1009.93 feet, a central angle of 30° 22' 59" and a radial bearing of North 16° 03' 07" West;

Thence: along said curve, 573.19 feet;

Thence: North 76° 42' 49" West, 257.04 feet to the point of curvature of a curve to the left, concave to the South having a radius of 1019.93 feet, a central angle of 30° 42' 04" and a radial bearing of South 16° 23' 45" East;

Thence: along said curve, 546.52 feet;

Thence: South 02° 11' 19" East, 10.32 feet to a point on a curve to the left, concave to the Southeast, having a radius of 1009.93 feet, a central angle of 13° 14' 25" and a radial bearing of South 16° 32' 22" East;

Thence: along said curve, 233.38 feet;

Thence: South 60° 11' 52" West, 422.17 feet to the point of curvature of a curve to the right, concave to the Northwest, having a radius of 1582.00 feet, a central angle of 06° 11' 50" and a radial bearing of North 29° 48' 51" West;

Thence: along said curve, 171.11 feet;

Thence: North 58° 21' 23" West, 40.20 feet to a point on the Easterly right-of-way line of Priest Drive;

Thence: North 00° 08' 38" East along said right-of-way, 81.92 feet to the Point of Beginning.

SHEET 2 OF 4



BRADY AULERICH & ASSOCIATES, INC.  
CIVIL ENGINEERING - LAND SURVEYING  
1000 E. McDowell Road, Suite 100  
Tempe, Arizona 85283  
Phone (480) 835-4000 Fax (480) 345-3539  
DENNIS R. BRADY, P.E.  
CHRISTOPHER E. AULERICH, P.L.S.

DATE: 10/08/09  
SCALE: N/A

CHECKED BY: BDM  
JOB NO. 080106

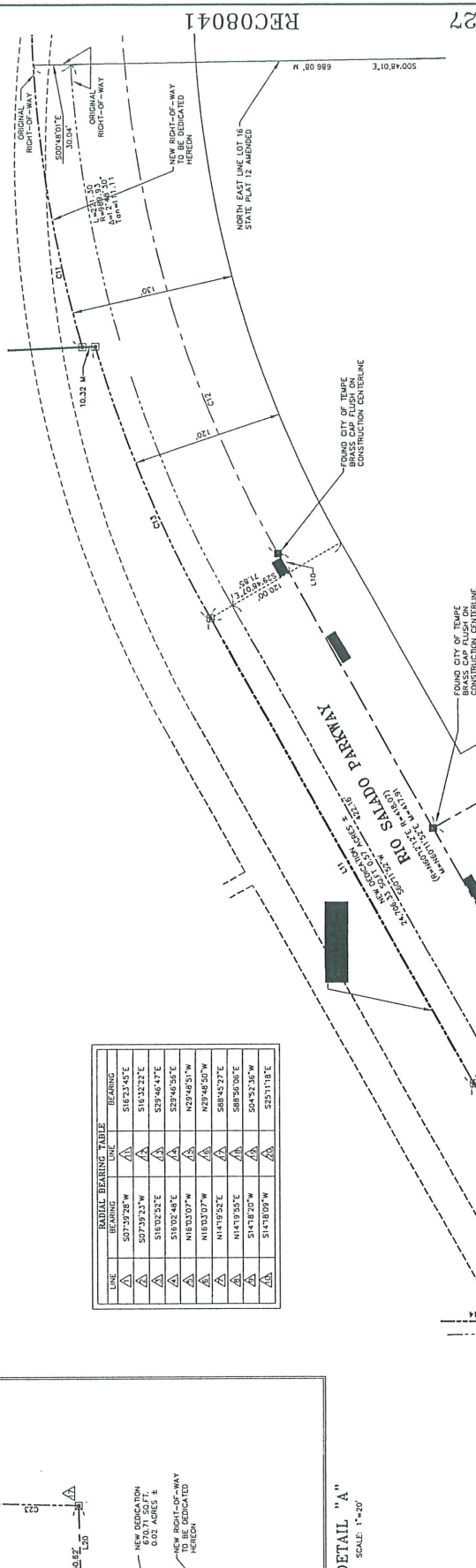
REC08041

SBD08027

DS080764

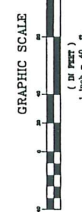


LINE	RADIAL BEARING TABLE		BEARING
	LINE	BEARING	
	50739726 W	$\Delta$	5167345E
	50739723 W	$\Delta$	5167322E
	51670252 E	$\Delta$	52974679 E
	51670248 E	$\Delta$	52974635 E
	51670307 W	$\Delta$	N23974831 W
	N1670307 W	$\Delta$	N23974830 W
	N1671932 E	$\Delta$	S8874507 E
	N1719335 E	$\Delta$	S8874506 E
	S1718207 W	$\Delta$	S0475236 W
	S1718097 W	$\Delta$	S2521118 E



CURVE TABLE						
CURVE NO.	ORIENTA.	WADSWORTH	LENGTH	ORIENTA.	WADSWORTH	LENGTH
C1	120° 13'	140° 29'	316.76	---	---	---
C2	120° 13'	140° 29'	316.76	---	---	---
C3	234° 21'	143° 35'	257.21	143° 35'	619.52'	R
C4	234° 21'	143° 35'	257.21	---	---	---
C5	60° 57' 27"	143° 35'	151.10	---	---	---
C6	332° 28' 17"	140° 29'	95.68	---	---	---
C7	140° 29'	108° 52'	95.68	---	---	---
C8	307° 58'	108° 52'	371.19	307° 58'	272.68	R
C9	307° 58'	143° 35'	307.21	143° 35'	607.17'	R
C10	307° 58'	143° 35'	307.21	---	---	---
C11	337° 25'	50° 59' 33"	233.78	44° 50' 34"	233.16	R
C12	337° 25'	50° 59' 33"	233.78	---	---	---
C13	137° 25'	158° 09'	171.11	---	---	---
C14	137° 25'	158° 09'	171.11	---	---	---
C15	158° 09'	183° 02'	262.57	---	---	---
C16	158° 09'	158° 09'	171.11	---	---	---
C17	309° 20'	140° 29'	238.11	09° 02' 41"	140° 29'	R
C18	309° 20'	140° 29'	238.11	---	---	---
C19	64° 42' 18"	138° 29'	160.00	06° 02' 41"	160.00	R
C20	64° 42' 18"	138° 29'	160.00	---	---	---
C21	309° 20'	143° 35'	307.21	06° 02' 41"	138° 29'	R
C22	309° 20'	143° 35'	307.21	---	---	---
C23	309° 20'	108° 52'	344.75	108° 52'	849.76	R
C24	319° 21'	80° 54' 23"	254.65	01° 14' 21"	80° 54' 23"	R
C25	319° 21'	80° 54' 23"	254.65	---	---	---
C26	140° 29'	140° 29'	316.76	---	---	---
C27	140° 29'	140° 29'	316.76	---	---	---
C28	48° 45' 47"	240° 00'	195.01	---	---	---
C29	48° 45' 47"	240° 00'	195.01	---	---	---
C30	234° 21'	176° 00'	88.37	---	---	---
C31	234° 21'	176° 00'	88.37	---	---	---
C32	294° 44' 59"	200° 00'	104.85	---	---	---
C33	294° 44' 59"	200° 00'	104.85	---	---	---
C34	330° 34' 45"	68° 00'	318.81	---	---	---
C35	330° 34' 45"	68° 00'	318.81	---	---	---
C36	330° 34' 45"	68° 00'	76.57	---	---	---
C37	330° 34' 45"	68° 00'	76.57	---	---	---
C38	330° 34' 45"	68° 00'	45.80	---	---	---
C39	330° 34' 45"	68° 00'	45.80	---	---	---
C40	330° 34' 45"	68° 00'	45.80	---	---	---
C41	330° 34' 45"	68° 00'	45.80	---	---	---
C42	330° 34' 45"	68° 00'	45.80	---	---	---
C43	330° 34' 45"	68° 00'	45.80	---	---	---
C44	330° 34' 45"	68° 00'	45.80	---	---	---
C45	330° 34' 45"	68° 00'	45.80	---	---	---
C46	330° 34' 45"	68° 00'	45.80	---	---	---
C47	330° 34' 45"	68° 00'	45.80	---	---	---
C48	330° 34' 45"	68° 00'	45.80	---	---	---
C49	330° 34' 45"	68° 00'	45.80	---	---	---
C50	330° 34' 45"	68° 00'	45.80	---	---	---
C51	330° 34' 45"	68° 00'	45.80	---	---	---
C52	330° 34' 45"	68° 00'	45.80	---	---	---
C53	330° 34' 45"	68° 00'	45.80	---	---	---
C54	330° 34' 45"	68° 00'	45.80	---	---	---
C55	330° 34' 45"	68° 00'	45.80	---	---	---
C56	330° 34' 45"	68° 00'	45.80	---	---	---
C57	330° 34' 45"	68° 00'	45.80	---	---	---
C58	330° 34' 45"	68° 00'	45.80	---	---	---
C59	330° 34' 45"	68° 00'	45.80	---	---	---
C60	330° 34' 45"	68° 00'	45.80	---	---	---
C61	330° 34' 45"	68° 00'	45.80	---	---	---
C62	330° 34' 45"	68° 00'	45.80	---	---	---
C63	330° 34' 45"	68° 00'	45.80	---	---	---
C64	330° 34' 45"	68° 00'	45.80	---	---	---
C65	330° 34' 45"	68° 00'	45.80	---	---	---
C66	330° 34' 45"	68° 00'	45.80	---	---	---
C67	330° 34' 45"	68° 00'	45.80	---	---	---
C68	330° 34' 45"	68° 00'	45.80	---	---	---
C69	330° 34' 45"	68° 00'	45.80	---	---	---
C70	330° 34' 45"	68° 00'	45.80	---	---	---
C71	330° 34' 45"	68° 00'	45.80	---	---	---
C72	330° 34' 45"	68° 00'	45.80	---	---	---
C73	330° 34' 45"	68° 00'	45.80	---	---	---
C74	330° 34' 45"	68° 00'	45.80	---	---	---
C75	330° 34' 45"	68° 00'	45.80	---	---	---
C76	330° 34' 45"	68° 00'	45.80	---	---	---
C77	330° 34' 45"	68° 00'	45.80	---	---	---
C78	330° 34' 45"	68° 00'	45.80	---	---	---
C79	330° 34' 45"	68° 00'	45.80	---	---	---
C80	330° 34' 45"	68° 00'	45.80	---	---	---
C81	330° 34' 45"	68° 00'	45.80	---	---	---
C82	330° 34' 45"	68° 00'	45.80	---	---	---
C83	330° 34' 45"	68° 00'	45.80	---	---	---
C84	330° 34' 45"	68° 00'	45.80	---	---	---
C85	330° 34' 45"	68° 00'	45.80	---	---	---
C86	330° 34' 45"	68° 00'	45.80	---	---	---
C87	330° 34' 45"	68° 00'	45.80	---	---	---
C88	330° 34' 45"	68° 00'	45.80	---	---	---
C89	330° 34' 45"	68° 00'	45.80	---	---	---
C90	330° 34' 45"	68° 00'	45.80	---	---	---
C91	330° 34' 45"	68° 00'	45.80	---	---	---
C92	330° 34' 45"	68° 00'	45.80	---	---	---
C93	330° 34' 45"	68° 00'	45.80	---	---	---
C94	330° 34' 45"	68° 00'	45.80	---	---	---
C95	330° 34' 45"	68° 00'	45.80	---	---	---
C96	330° 34' 45"	68° 00'	45.80	---	---	---
C97	330° 34' 45"	68° 00'	45.80	---	---	---
C98	330° 34' 45"	68° 00'	45.80	---	---	---
C99	330° 34' 45"	68° 00'	45.80	---	---	---
C100	330° 34' 45"	68° 00'	45.80	---	---	---

LINE TABLE							
LINE NO	Q/BEARING	Q/LENGTH	R/BEARING	R PER	LINE NO	Q/BEARING	Q/LENGTH
L1	N 10°00'00"E	50.00	N 10°00'00"E	1.00	L31	S 89°59'59"W	50.00
L2	N 90°00'00"E	50.00	N 90°00'00"E	1.00	L32	S 89°59'59"W	50.00
L3	N 10°45'41"E	100.00	N 10°45'41"E	1.00	L33	S 89°59'59"W	99.97
L4	S 88°59'16"E	50.00	S 88°59'16"E	1.00	L34	S 89°59'59"W	36.98
L5	N 89°59'59"E	50.00	N 89°59'59"E	1.00	L35	S 89°59'59"W	36.98
L6	S 73°53'33"W	214.84	N 15°52'27"E	214.84	L36	S 73°53'33"W	147.88
L7	N 72°54'25"E	255.64	S 72°54'25"E	255.65	L37	S 73°53'33"W	83.62
L8	N 25°21'21"E	252.28	S 64°28'39"E	252.28	L38	S 73°53'33"W	53.94
L9	N 25°21'21"E	252.28	S 64°28'39"E	252.28	L39	S 73°53'33"W	53.94
L10	S 60°11'52"W	174.53	S 60°11'52"W	174.53	L40	S 50°55'21"E	59.69
L11	N 50°55'21"E	429.17	N 50°55'21"E	429.17	L41	N 43°54'36"E	238.45
L12	S 89°59'59"E	46.95	N 0°00'00"E	46.95	L42	N 43°54'36"E	238.45
L13	N 43°54'36"E	238.45	N 0°00'00"E	238.45	L43	N 15°58'58"E	80.86
L14	N 0°00'00"E	219.92	N 0°00'00"E	219.92	L44	N 0°55'51"E	59.53
L15	N 59°55'17"E	218.47	N 0°00'00"E	218.47	L45	N 43°54'36"E	28.88
L16	N 0°00'00"E	218.47	N 59°55'17"E	218.47	L46	N 43°54'36"E	28.88
L17	S 89°59'59"E	40.00	S 89°59'59"E	40.00	L47	N 62°53'19"E	56.84
L18	N 89°54'32"E	10.32	N 89°54'32"E	10.32	L48	S 72°56'14"W	130.00
L19	N 89°54'32"E	10.32	N 89°54'32"E	10.32	L49	S 72°56'14"W	130.00
L20	N 89°54'32"E	10.32	N 89°54'32"E	10.32	L50	S 72°56'14"W	40.00
L21	S 72°56'14"W	130.00	S 72°56'14"W	130.00	L51	N 62°53'19"E	64.16
L22	S 72°56'14"W	28.88	S 72°56'14"W	28.88	L52	N 69°11'31"E	51.07
L23	N 62°53'19"E	14.72	N 62°53'19"E	14.72	L53	N 62°53'19"E	51.07
L24	N 62°53'19"E	40.00	N 62°53'19"E	40.00	L54	N 62°53'19"E	36.44
L25	N 58°54'17"E	12.19	N 58°54'17"E	12.19	L55	N 58°54'17"E	36.44
L26	N 58°54'17"E	9.11	N 58°54'17"E	9.11	L56	N 58°54'17"E	36.44
L27	N 58°54'17"E	9.11	N 58°54'17"E	9.11	L57	N 58°54'17"E	36.44
L28	N 58°54'17"E	36.44	N 58°54'17"E	36.44	L58	N 58°54'17"E	51.07



SHEET 4 OF 4



**BRADY-AULERICH & ASSOCIATES, INC.**  
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		SCALE: 1"=40'	DRAWN BY: KRO	CHECKED BY: BCM	

REC08041

SBD08027

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