

Staff Summary Report



Development Review Commission Date: 05/13/08

Agenda Item Number: ____

SUBJECT: Hold a public meeting for a Preliminary Subdivision Plat for TEMPE TRANSPORTATION CENTER located at 200 East Fifth Street.

DOCUMENT NAME: DRCr_TransCenterPrelimPlat_051308

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **TEMPE TRANSPORTATION CENTER (PL080160)** (City of Tempe, owner; Terry Holbert, Brady-Aulerich & Associates, Inc., applicant) for a Preliminary Subdivision Plat on +/- 6.598 net acres located at 200 East Fifth Street in the CC, City Center District, the GID, General Industrial District, and within the RSOD, Rio Salado Overlay District and the TOD, Transportation Overlay District, including the following:

SBD08015 – Preliminary Subdivision Plat to combine the property into two lots and one tract.

PREPARED BY: Kevin O'Melia, Senior Planner (480-350-8432)

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

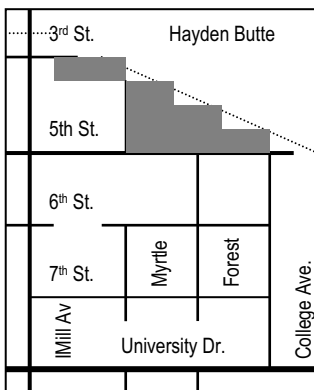
A handwritten signature in black ink, appearing to be 'LC' or similar, located next to the 'REVIEWED BY' line.

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to two (2) conditions.

ADDITIONAL INFO:



Gross/Net site area +/- 6.598 acres

A Preliminary Subdivision Plat is being undertaken to unify the numerous pieces of land that make up the proposal into two parcels and one tract. The Final Subdivision Plat is scheduled to be heard by City Council on June 5, 2008.

PAGES:

1. Table of Contents
2. Comments / Reason for Approval / Conditions of Approval
3. History & Facts / Description / Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Letter of Explanation
4. Subdivision Plat Title Sheet, Sheet 1 of 4
5. Subdivision Plat Legal Description continuation, Sheet 2 of 4
- 6-7. Subdivision Plat Site Plans, Sheets 3 of 4 and 4 of 4.

COMMENTS:

Project Analysis

The proposed plat area includes the site of the Tempe Transportation Center on Fifth Street north of Forest Avenue, which is currently under construction, the existing Police and Courts Building with its parking garage at the northeast corner of Fifth street and Myrtle Avenue, and the light rail roadway that extends from the intersection of College and Fifth Street almost to the intersection of Third Street and Mill Avenue. The plat will include a Lot 1 for the Police and Courts Building and the garage, a Lot 2 for the Transportation Center, and Tract "A" will cover the light rail roadway.

Construction of the Transportation Center and the light rail line through Tempe has prompted this plat to unify the land on which the Transportation Center, the Police and Courts Building and garage, and this portion of the light rail line rests. The majority of this land is included in the Block 2 subdivision of early Tempe, however, the northern portion of the proposed Lot 2 and most of Tract "A" tie north of this subdivision along the line of the historic Hayden Canal (now removed). The land north of the canal has never been part of a subdivision (incidentally, this area also is the portion of the site in the General Industrial and Rio Salado Overlay Districts). The lack of a previous subdivision for the area north of the canal line leads to the requirement for a preliminary in addition to a final plat. The Preliminary Subdivision Plat is required to be reviewed by the Development Review Commission prior to review of the Final Subdivision Plat by City Council.

The Subdivision Plat meets the minimum required technical standards of the Tempe City Code Chapter 30, Subdivisions. Staff recommends approval subject to conditions of approval. Public input is not required.

REASON FOR APPROVAL:

1. The Preliminary and Final Subdivision Plat conforms to the technical standards of Tempe City Code Chapter 30, Subdivisions.

SBD08015

CONDITIONS OF APPROVAL:

1. Place the Subdivision Plat into proper engineered format with appropriate signature blanks. Record the Subdivision Plat with the Maricopa County Recorder's Office through the Tempe Development Services Department on or before one year from date of City Council approval (June 5, 2009). Failure to record the plan by one year from date of City Council approval shall make the approval of the Subdivision Plat null and void.
2. Verify property ownership of the entire Tract "A". Remove any portion found not to be owned by the City of Tempe from Tract "A".

HISTORY & FACTS:

1893	Note: the subdivision of what was to become downtown Tempe (see the following two entries) includes the majority of the land included in the Tempe Transportation Center plat. The principal exception is the land included in between the southern edge of Hayden Butte Preserve and the alignment of the historic Hayden Canal.
June 7, 1893	The Tempe Land Improvement Company published a plat of Lots, Streets and Alleys, a subdivision of the Southwest quarter and the South half of the Northwest quarter of Section Fifteen, Township One North of Range Four East of Gila and Salt River Base and Meridian situated in Maricopa County, Territory of Arizona. The subdivision was executed by L. N. Blinn (President of the Tempe Land and Management Company) before Geo. N. Parsons (Commissioner of Deeds for Arizona Territory).
June 19, 1893	In the State of California, County of Los Angeles, the subdivision was filed and recorded at request of B. A. Dickes at 11 o'clock A.M. in Book 2 of Maps, Page 26, by Neri Osborne, County Recorder.
April 18, 1984	The Design Review Board approved the building elevations, site plan and landscape plan for the parking structure for the Tempe Police and Courts Building located at 120 East Fifth Street.
August 16, 1984	The City Council approved a use permit and a height variance for the parking structure for the Tempe Police and Courts Building located at 120 East Fifth Street.
December 5, 1984	The Design Review Board approved the building elevations, site plan and landscape plan for the Police and Courts Building located at 120 East 5th Street.
June 20, 1985	The City Council approved the request of the City of Tempe for a site plan for Tempe Police Courts consisting of 98,854 square feet (total) on 3.47 acres with a use permit and variances located at 120 East Fifth Street.
July 5, 2000	The Design Review Board approved the building elevations, site plan and landscape plan for the addition of a lobby and reception area to the eastern side of the Tempe Police and Courts Building located at 120 and 140 East Fifth Street.
September 6, 2005	The Redevelopment Review Commission approved your request for a Design Review approval of building elevations, site plan and landscape plan for The Tempe Transportation Center located at 200 East 5 th Street in the CC, City Center Zoning District.

DESCRIPTION:

Owner –	City of Tempe
Applicant –	Terry Holbert, Brady-Aulerich & Associates, Inc.
Land Surveyor –	Terry Holbert, Brady-Aulerich & Associates, Inc.

General Plan 2030

Projected Land Use –	Mixed Use
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Zoning

Existing Zoning:	CC, City Center District, GID, General Industrial District, RSOD, Rio Salado Overlay District and TOD, Transportation Overlay District
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Site

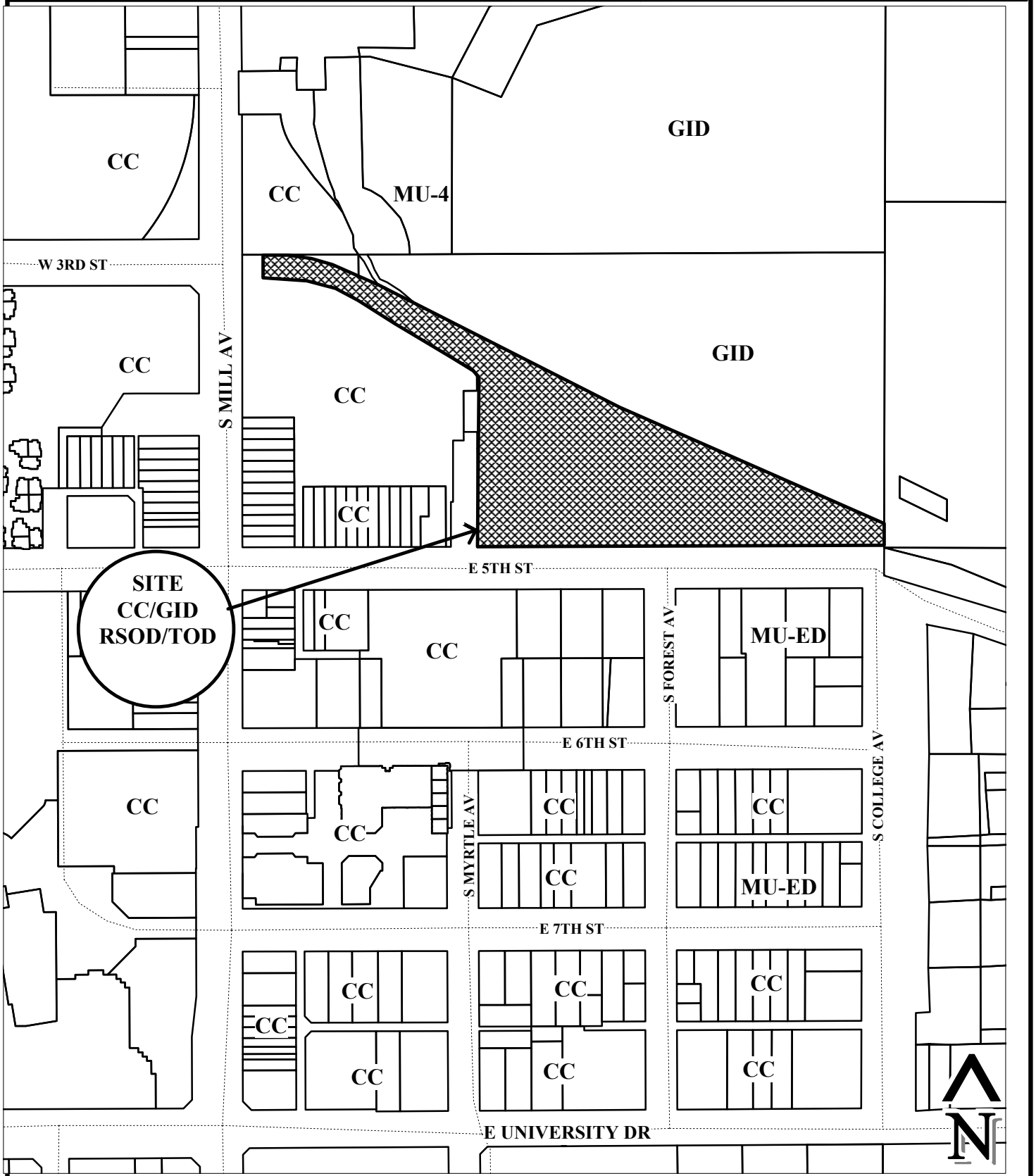
Gross/ Net Site Area:	+/- 6.598 acres (287,438 s.f.)
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ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions, Lot Splits and Adjustments.

TEMPE TRANSPORTATION CENTER PLAT

PL080160





TEMPE TRANSPORTATION CENTER (PL0080160)



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.
Larry B. James	R.L.S.

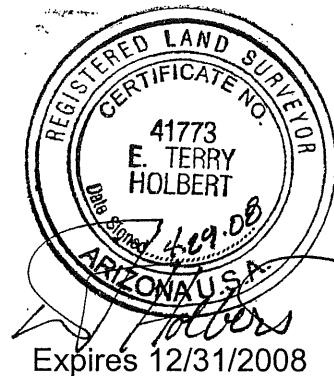
April 30, 2008

To Whom It May Concern:

The purpose for the plat of the TEMPE TRANSPORTATION CENTER is to provide a Tract "A" over and across various lands, abandoned elements and tracts for the exclusive use and benefit of the City of Tempe (Light Rail).

Additionally, the plat combined all properties in Blocks 55 and 56 together with portions of Block 53 of the Town of Tempe as recorded in Book 2 of Maps at Page 26, Maricopa County Records, and combines them into two (2) lots for the benefit of the public.

E. Terry Holbert, R.L.S.



APR 30 2008

A SUBDIVISION OF A PART OF BLOCKS 53. 55 AND 56, TEMPE, TOGETHER WITH MYRTLE AVENUE (ABANDONED) ACCORDING TO BOOK 2 OF MAPS, PAGE 26, M.C.R. AND PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

STATE OF ARIZONA)
) SS:
COUNTY OF MARICOPA)
KNOW ALL MEN BY THESE PRESENTS:

THAT THE CITY OF TEMPE, A MUNICIPAL CORPORATION AS OWNER, HAS AGREED TO PLATED UNDER THE NAME OF "TEMPE TRANSPORTATION CENTER", A LIMITED PARTNERSHIP OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND HERREY, AND SALT RIVER RIVERS, MARICOPA COUNTY, ARIZONA, PUBLISHES THIS PLAT OF "TEMPE TRANSPORTATION CENTER" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS CONSTITUTING THE SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME OF SAID LOT OR STREET AND SHALL BE KNOWN BY THE NUMBER OR NAME OF SAID LOT OR STREET FOR PUBLIC USE AS SUCH, THE STREETS, ALLEYS, PUBLIC UTILITIES, DRAINAGE AND EASEMENT EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED MAPS.

TRACT "A" IS HEREBY RESERVED FOR THE USE OF THE CITY OF TEMPE

STATE OF ARIZONA)
) SS:
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 2008 BEFORE
ME,
UNDERSIGNED, PERSONALLY APPEARED

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 HERKUNTO SET MY HAND AND OFFICIAL SEAL

BY: _____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC

THE CITY OF TEMPE A MUNICIPAL CORPORATION

BY: _____
DATE: _____
HUGH HALLMAN ITS: MAYOR

LOTS 1 AND 2, THE WEST HALF OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SEE SHEET 2 OF 4

CITY OF TEMPE 31 EAST FIFTH STREET
TEMPE, ARIZONA 85281

CITY OF TEMPE BRASS CAP (FLUSH) IN THE SIDEWALK, WEST SIDE PRIEST ROAD 160 FEET ± SOUTH OF RIO SALADO DRIVE, SAID POINT BEING THE EAST QUARTER CORNER SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST. ELEVATION 1147.69 (CITY OF TEMPE DATUM)

THE BEARING OF N 09° 12' 28" W ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, AS SHOWN ON THE SUBDIVISION PLAT OF RIO SALADO WEST BUSINESS PARK RECORDED IN BOOK 886, PAGE 17, MARICOPA COUNTY RECORDS.

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

BY: _____ MAYOR _____ DATE _____

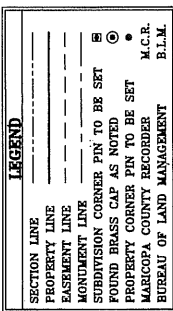
DATE ATTEST: _____ CITY CLERK _____ DATE _____

BY: _____ CITY ENGINEER _____ DATE _____

BY: _____, _____ DATE _____
DEVELOPMENT SERVICES

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION 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 SHOWN AND SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO

E. TERRY HOLBRET. R.L.S. as 4773 4-9-2008 DATE
 [Signature]



1. THIS SUBDIVISION IS LOCATED WITH 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 TAG RLS #41773

3. ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE "SHADED X" AS DESIGNED ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C 2165 G, DATED SEPTEMBER 30, 2005. AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVES FROM 1% ANNUAL CHANCE FLOOD.



BRADY•AULERICH & ASSOCIATES, INC.
Civil Engineering • Land Surveying
 1030 E. Guadalupe Road
 Tempe, Arizona 85283
 Phone (480) 838-4000 Fax (480) 345-0258
S. H. BRADY P.L.S. ROBERT N. HERMON
CHRISTOPHER E. AULERICH P.L.S.

DATE	04/29/08
SCALE:	1"=50'



SHEET 1 OF 4

A SUBDIVISION OF A PART OF BLOCKS 53, 55 AND 56, TEMPE, TOGETHER WITH MYRTLE AVENUE (ABANDONED) ACCORDING TO BOOK 2 OF MAPS, PAGE 26, M.C.R. AND PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

TRACT A

COMMENCING AT A CITY OF TEMPE BRASS CAP IN A HAND HOLE
AT THE CENTERLINE OF THE INTERSECTIONS OF MILL AVENUE AND
THIRD STREET;
THENCE NORTHERLY ALONG THE CENTERLINE OF MILL AVENUE
NORTH 00°10'12" WEST A DISTANCE OF 49.58 FEET;

COMMENCING AT A CITY OF TEMPE BRASS CAP IN A HAND HOLE
AT THE CENTERLINE OF THE INTERSECTIONS OF MILL AVENUE AND
THIRD STREET;
THENCE NORTHERLY ALONG THE CENTERLINE OF MILL AVENUE
NORTH 00°10'12" WEST A DISTANCE OF 49.58 FEET;

[illegible]

THENCE NORTH 67°09'57" WEST A DISTANCE OF 42.16 FEET;
THENCE NORTH 67°59'58" WEST A DISTANCE OF 109.54 FEET TO A POINT
MARKING THE LINE BETWEEN LOT 1 AND LOT 2 AS SHOWN ON THIS PLAN;
THENCE NORTH 67°59'58" WEST A DISTANCE OF 10.71 FEET TO A POINT ON
THE SOUTHWESTERLY CORNER OF LAST SAID DEED; THENCE SOUTH
OF 4.507-50 FEET TO A POINT WHERE SAID CURVE THROUGH A CENTRAL ANGLE TO THE
RIGHT OF 0°45'42" AN ARC LENGTH OF 386.05 FEET;
THENCE NORTH 0°45'42" AN ARC LENGTH OF 386.05 FEET TO A POINT ON A
CURVE FROM WHICH POINT THE RADIUS BEARS NORTH 27°59'12" EAST 912.50
FEET THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE TO THE
RIGHT OF 0°45'00" AN ARC LENGTH OF 77.80 FEET;
THENCE NORTH 62°04'25" WEST A DISTANCE OF 35.19 FEET;
THENCE NORTH 58°57'47" WEST A DISTANCE OF 9.31 FEET TO A POINT ON A
CURVE FROM WHICH POINT THE RADIUS BEARS NORTH 29°41'08" EAST A
DISTANCE OF 812.50 FEET;
THENCE SOUTH 0°45'00" WEST A DISTANCE OF 1.44 FEET TO A POINT ON
A CURVE FROM WHICH POINT THE RADIUS BEARS NORTH 27°59'12" EAST 912.50
FEET THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE TO THE
RIGHT OF 0°45'00" AN ARC LENGTH OF 77.80 FEET;
THENCE NORTH 57°59'47" WEST A DISTANCE OF 35.17 FEET;
LINE OF LOT 1, BLACK 53 IN BOOK 2 OF MAPS AT PAGE 26 AS DESCRIBED IN
INSTRUMENT NUMBER 18650907 OF DEEDS AT PAGE 39;
THENCE SOUTHEASTERLY ALONG THE SOUTHERN CORNER OF LAST SAID DEED
TO THE SOUTHWESTERLY CORNER OF LAST SAID DEED; THENCE SOUTH 0°45'
42" WEST A DISTANCE OF 60.00 FEET TO THE WEST LINE OF LOT 2 OF
66°30'35" WEST A DISTANCE OF 60.00 FEET TO THE WEST LINE OF LOT 2 OF
LAST SAID MAP AND THE SOUTHWESTERLY CORNER OF LAST SAID DEED;
THENCE NORTHEASTY ALONG SAID WEST LINE NORTH 00°10'12" WEST 4.0
CONTINUING NORTH 00°10'12" WEST A DISTANCE OF 1.84 FEET TO A POINT ON
A CURVE FROM WHICH POINT THE RADIUS BEARS SOUTH 20°34'50" WEST A
DISTANCE OF 465.50 FEET;
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE TO THE
LEFT OF 1°13'42" AN ARC LENGTH OF 12.06 FEET TO A POINT ON CURVE OF
RADIUS 562.50 FEET FROM WHICH POINT THE RADIUS BEARS SOUTH 19°21'08" WEST A DISTANCE OF
562.50 FEET;
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE TO THE
LEFT OF 8°18'05" AN ARC LENGTH OF 81.17 FEET TO A POINT ON A CURVE
FROM WHICH POINT THE RADIUS BEARS NORTH 38°59'17" EAST A DISTANCE OF
10.84 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE TO
THE RIGHT OF 0°18'08" AN ARC LENGTH OF 23.31 FEET TO A POINT ON A
CURVE FROM WHICH POINT THE RADIUS BEARS SOUTH 15°04'03" WEST A
DISTANCE OF 184.70 FEET;
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE TO THE
LEFT OF 5°11'30" AN ARC LENGTH OF 17.64 FEET;
THENCE SOUTH 0°45'00" WEST A DISTANCE OF 1.44 FEET TO A POINT ON A
CURVE FROM WHICH POINT THE RADIUS BEARS SOUTH 80°32'47" WEST A
DISTANCE OF 2.86 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE TO
THE LEFT OF 0°40'51" AN ARC LENGTH OF 4.36 FEET;
THENCE NORTH 08°32'48" WEST A DISTANCE OF 0.53 FEET;
THENCE NORTH 08°32'48" WEST A DISTANCE OF 2.97 FEET TO A POINT ON A
CURVE FROM WHICH POINT THE RADIUS BEARS SOUTH 08°08'04" WEST A
DISTANCE OF 324.01 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE TO
THE LEFT OF 0°11'00" AN ARC LENGTH OF 35.40 FEET;
THENCE NORTH 08°46'22" WEST A DISTANCE OF 5.04 FEET;
THENCE NORTH 08°23'20" WEST A DISTANCE OF 10.08 FEET;
THENCE NORTH 08°23'45" WEST A DISTANCE OF 10.98 FEET;
THENCE NORTH 08°23'45" WEST A DISTANCE OF 10.98 FEET;
THENCE NORTH 08°23'45" WEST A DISTANCE OF 10.98 FEET;
THENCE NORTHEASTY ALONG SAID RIGHT-OF-WAY LINE, NORTH 00°10'12" WEST
RIGHT-OF-WAY LINE OF MILL AVENUE;
THENCE NORTHEASTY ALONG SAID RIGHT-OF-WAY LINE, NORTH 00°10'12" WEST
A DISTANCE OF 18.49 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 76,710.97 SQUARE FEET OR 1.76 ACRES, MORE OR LESS.

COMMENCING AT A STONE IN A HAND HOLE AT THE INTERSECTION OF 5TH STREET AND CENTRAL LINE OF 5TH STREET, THEREBY BEING THE BEGINNING OF THE 5TH STREET NORTH 89°44'02" EAST A DISTANCE OF 516.40 FEET;

THENCE LEAVING SAID CENTRAL LINE NORTH 00°10'28" WEST A DISTANCE OF 44.50 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°15'47" WEST A DISTANCE OF 438.43 FEET TO THE SOUTH LINE OF TRACT A AS SHOWN ON THIS MAP ALSO BEING A POINT ON A CURVE FROM WHICH POINT THE RADIUS BEARS NORTH 25°54'28" EAST A DISTANCE OF 4,507.50 FEET;

THENCE EASTERLY ALONG SAID SOUTH LINE THE FOLLOWING 2 (TWO) COURSES:

1) (1) LEAVING SAID CURVE SOUTHEASTERLY THROUGH A CENTRAL ANGLE TO THE LEFT OF 04°54'28" AN ARC LENGTH OF 386.05 FEET;

2) (2) THENCE SOUTH 87°49'58" EAST A DISTANCE OF 18.71 FEET TO A POINT ON THE WEST LINE OF LOT 2;

3) (3) SOUTHERLY ALONG THE WEST LINE OF SAID LOT 2 THE FOLLOWING 3 (THREE) COURSES:

1) (1) LEAVING SAID SOUTH LINE SOUTH 11°03'48" WEST A DISTANCE OF 257.68 FEET;

2) (2) THENCE NORTH 88°51'00" WEST A DISTANCE OF 13.37 FEET;

3) (3) THENCE SOUTH 00°15'47" EAST A DISTANCE OF 17.90 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 5TH STREET;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY SOUTH 88°47'13" WEST A DISTANCE OF 304.29 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 121,712 SQUARE FEET OR 2.79 ACRES, MORE OR LESS.

THE TRACT COMMENCING AT A STONE IN A HAND HOLE AT THE INTERSECTION OF 5TH STREET AND MYRTLE AVENUE;
THENCE EASTERLY ALONG THE CENTERLINE OF 5TH STREET NORTH 89°44'02" EAST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING;
THENCE LEAVING SAID CENTERLINE NORTH 01°10'28" WEST A DISTANCE OF 48.50 FEET TO THE POINT OF A TO A POINT ON THE NORTH RIGHT-OF-WAY OF 5TH STREET AND THENCE ALONG SAID RIGHT-OF-WAY CORNER OF LOT 1 AND SHOWN ON THIS MAP;
THENCE EASTERLY ALONG SAID RIGHT-OF-WAY, ALSO BEING THE SOUTH LINE OF LOT 1, NORTH 89°47'13" EAST A DISTANCE OF 304.29 FEET TO THE POINT OF BEGINNING;
THENCE SOUTHWEST ALONG THE CORNER OF LOT 1 AND THE POINT OF BEGINNING.

THENCE CONTINUING EASTERLY ALONG SAID RIGHT-OF-WAY NORTH 69°47'13" EAST A DISTANCE OF 632.44 FEET TO THE SOUTH LINE OF TRACT A AS SHOWN ON THIS MAP; (2) THENCE SOUTHERLY ALONG SAID SOUTH LINE THROUGH THE FOLLOWING 11 (ELEVEN) COURSES:

- (1) NORTH 46°08'45" WEST A DISTANCE OF 45.04 FEET TO A POINT ON A CURVE FROM WHICH THE POINT THE RADIIUS BEARS SOUTH 39°06'17" WEST A DISTANCE OF 39.07 FEET;
- (2) THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE TO THE LEFT OF 18°08'19" AN ARC LENGTH OF 82.94 FEET;
- (3) THENCE NORTH 68°56'51" WEST A DISTANCE OF 2.36 FEET;
- (4) THENCE NORTH 21°10'10" EAST A DISTANCE OF 39.81 FEET;
- (5) THENCE NORTH 69°13'09" WEST A DISTANCE OF 34.30 FEET;
- (6) THENCE NORTH 82°05'57" WEST A DISTANCE OF 39.81 FEET;
- (7) THENCE NORTH 22°49'10" EAST A DISTANCE OF 75.05 FEET;
- (8) THENCE NORTH 75°01'55" WEST A DISTANCE OF 70.55 FEET;
- (9) THENCE NORTH 67°03'29" WEST A DISTANCE OF 209.93 FEET;
- (10) THENCE NORTH 62°07'57" WEST A DISTANCE OF 109.54 FEET;
- (11) THENCE NORTH 67°59'58" WEST A DISTANCE OF 109.54 FEET TO THE NORTHEAST CORNER OF LOT 1 AS SHOWN ON THIS MAP;

SOUTHERLY ALONG THE EAST LINE OF LOT 1 THROUGH THE FOLLOWING 3 (THREE) COURSES:

- (1) THENCE NORTH 11°03'45" WEST A DISTANCE OF 257.68 FEET;
- (2) THENCE NORTH 89°51'10" WEST A DISTANCE OF 17.90 FEET;
- (3) THENCE SOUTH 01°12'47" EAST A DISTANCE OF 17.90 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 909.05 SQUARE FEET OR 2.04 ACRES, MORE OR LESS.



BRADY-AULERICH & ASSOCIATES, INC.
CIVIL ENGINEERING • LAND SURVEYING
1030 E. Guadalupe Road
Tempe, Arizona 85283
Phone (480) 839-1000 Fax (480) 345-9259
S. H. BRADY P.L.S. ROBERT N. HERMON
CHRISTOPHER F. ALLERICH P.L.S.

CITY OF TEMPE

DATE 04/29/08

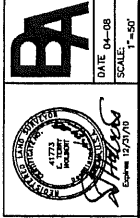
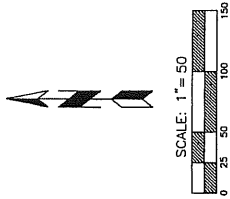
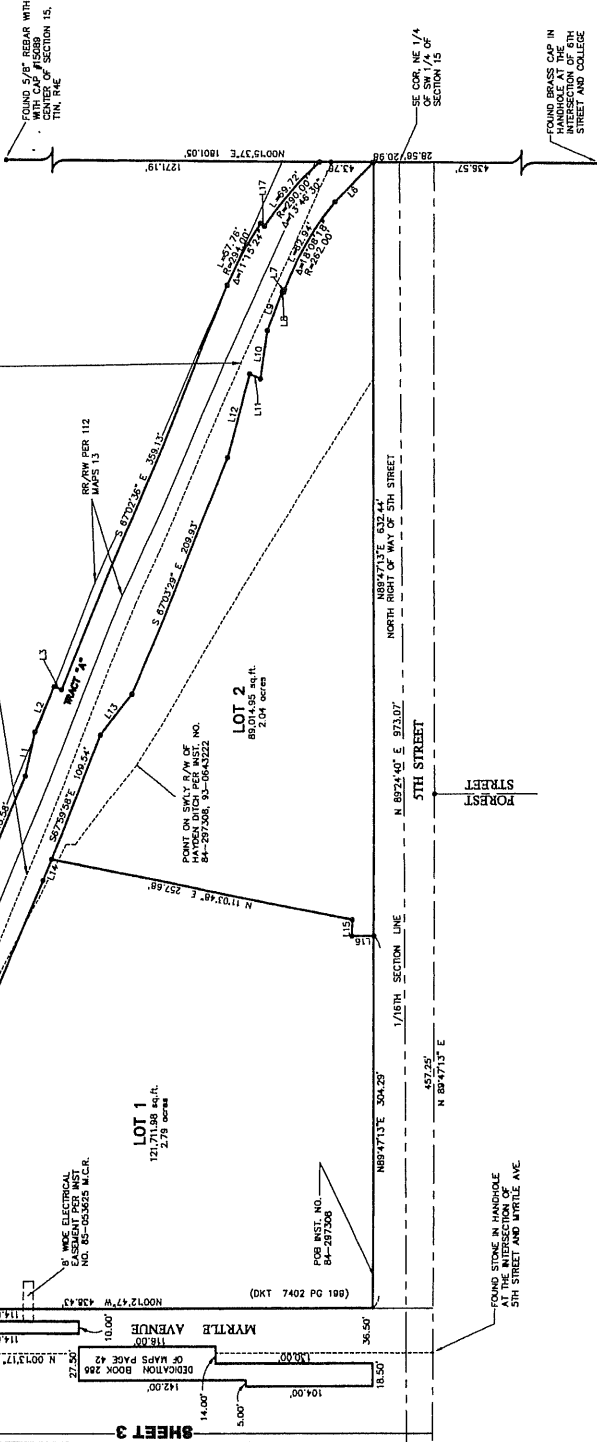
SHEET 2 OF 4

LINE TABLE		
LINE	LENGTH	BEARING
L1	35.67	N78°02'49"V
L2	40.35	N67°04'02"V
L3	6.87	S20°59'05"V
L4	43.04	N45°08'45"V
L5	2.58	N85°43'30"V
L6	1.58	N61°10'00"V
L7	3.43	S59°10'00"V
L8	39.81	N82°05'57"V
L9	9.82	N82°48'10"V
L10	70.55	S75°01'55"V
L11	42.16	S52°07'57"V
L12	18.71	S67°59'58"V
L13	13.37	S88°51'10"V
L14	17.90	N00°12'47"V
L15	4.00	S34°12'15"V

LINE TABLE		
LINE	LENGTH	BEARING
L18	35.19	S68°04'25"E
L19	9.31	S58°57'47"E
L20	3.57	S57°53'01"E
L21	143.03	S58°59'47"E
L22	6.46	S66°36'35"E
L23	6.46	S00°10'12"E
L24	5.37	S00°10'12"E
L25	1.84	S00°10'12"E
L26	16.63	N60°39'43"E
L27	1.50	N03°18'32"V
L28	6.30	S03°18'32"V
L29	9.55	S88°32'44"E
L30	11.27	S13°38'16"E

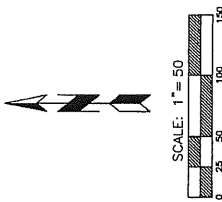
CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	77.80	912.50
C2	38.71	912.50
C3	12.06	562.50
C4	23.32	16.64
C5	9.17	562.50
C6	9.17	194.70
C7	4.36	3.46
C8	35.40	328.01
C9	159.44	471.93

BOUNDARY COMPASS
RULE ADJUSTMENT
BASED ON 112 MAPS
13. MRC.



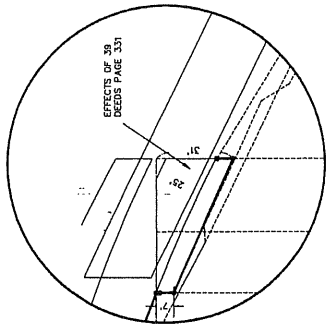
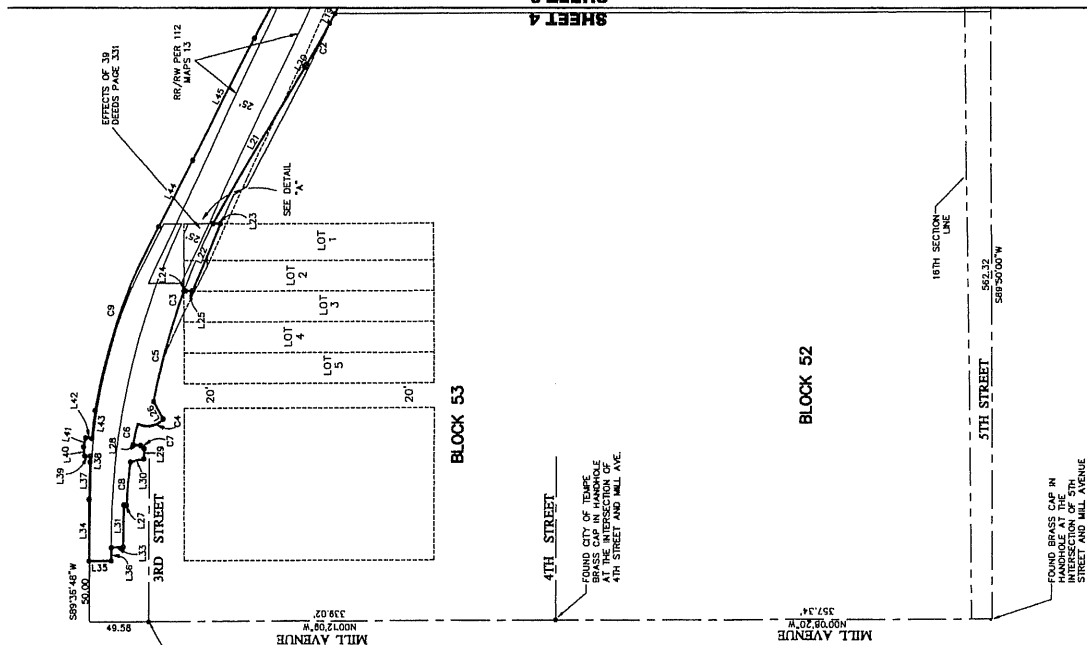
BRADY-AULERICH & ASSOCIATES, INC.
CIVIL ENGINEERING
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DONNIS M. BRADY P.E. License No. 1779
CHRISTOPHER E. AULERICH P.E. License No. 1779

CITY OF TEMPE
DATE: 04-08
SCALE: 1"=50'
DRAWN BY: JR
CHECKED BY: ETH
JOB NO.: 061012



LINE	LENGTH	BEARING
L1	36.67	N78°02'49"W
L2	40.35	N67°04'02"W
L3	6.87	S20°59'01"W
L4	43.04	N46°08'45"W
L5	2.56	N68°49'50"W
L6	1.30	N21°10'10"E
L7	3.30	S69°13'09"E
L8	3.30	N65°59'51"W
L9	9.82	N2°49'10"E
L10	70.55	S75°01'55"E
L11	42.16	S52°07'57"E
L12	18.71	S67°59'58"E
L13	13.37	S88°51'01"E
L14	17.90	N00°12'47"W
L15	4.00	S34°12'15"W
L16	35.19	S66°04'25"E
L17	9.31	S58°57'47"E
L18	3.57	S57°53'01"E
L19	149.03	S59°59'47"E
L20	6.00	S66°36'35"E
L21	6.46	S00°10'12"E
L22	5.57	S00°10'12"E
L23	1.64	S00°10'12"E
L24	16.26	N60°30'45"E
L25	2.00	S02°46'52"W
L26	6.24	N05°37'44"E
L27	8.53	S88°32'34"E
L28	34.44	S08°42'27"E
L29	10.08	S02°32'22"E
L30	50.27	S89°36'48"W
L31	18.49	N00°10'12"W
L32	10.87	N69°53'45"W
L33	30.69	N68°45'08"W
L34	4.91	N86°50'01"W
L35	4.83	S02°34'56"W
L36	7.41	S81°59'14"W
L37	7.71	N76°04'37"W
L38	5.07	N04°33'11"E
L39	22.94	N83°12'23"E
L40	6.124	N62°19'13"W
L41	112.60	N62°25'25"W
L42	138.17	N62°01'57"W

CURVE	LENGTH	RADIUS
C1	27.80	213.50
C2	28.71	213.50
C3	12.06	542.50
C4	23.32	16.64
C5	81.17	562.50
C6	17.64	194.70
C7	4.36	2.66
C8	35.40	328.01
C9	159.44	471.93



SHEET 3

SHEET 4

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DATE: 04/29/08
 SCALE: 1"=50'
 DRAWN BY: J.R./HJ
 CHECKED BY: J.R./HJ
 CITY OF TAMPA
 408 W. 5th St.
 061012