CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION

CC: 12C
Amend No. _____

Date Prepared: September 22, 2008 **Council Meeting Date: October 21, 2008**

TO: Carl Swenson, City Manager

FROM: Dan Nissen, P.E., Acting Engineering Director

THROUGH: Maher Hazine, P.E., C.F.M., Assistant City Engineer

PREPARED BY: Lloyd Lane, Senior Engineering Technician

SUBJECT: Approve an Amended Condominium Plat for Empire Business Center–Condos, a Condominium Plat of Lot A-11 of Empire Business Park Unit 1, a request made by Empire Business Center, LLC, an Ohio Limited Liability Company. (Project No. R080075)

RECOMMENDATION:

Discussion and possible action to approve an Amended Condominium Plat for Empire Business Center-Condos, a Condominium, as recorded in Book 900 of Maps, Page 24, Maricopa County Recorder, located at the Northwest Corner of 89th Avenue and Cactus Road, and authorize Mayor and City Clerk to sign and record the Amended Condominium Plat with the Maricopa County Recorder's Office, subject to the following stipulations:

1. All civil and landscape/irrigation plans must be approved by the City, prior to recordation of the Amended Condominium Plat, unless specifically approved by the Engineering Director.
2. The Financial Assurance and Agreement to Install for construction of the infrastructure improvements off-site and on-site, including but not limited to water, sewer, street lights, grading and drainage, paving, curb, gutter, sidewalk, drainage features, and signing and striping, must be posted with the City in accordance with the City of Peoria Subdivision Regulations, prior to recordation of the Amended Condominium Plat.
3. All required drainage improvements upstream and downstream, as determined by the developer's engineers and as approved by the Engineering Director, for this project must be designed, constructed, inspected and accepted by the City, prior to any occupancy.
4. In the event that the Amended Condominium Plat is not recorded within 60 days of Council approval, the Condominium Plat will become void. At which time, the Developer may request re-approval from the City, with the understanding that the City has the option of imposing additional requirements or stipulations.

CITY CLERK USE ONLY:

☐ Consent Agenda
☐ Carry Over to Date:_____
☐ Approved
☐ Unfinished Business (Date heard previous:_____)
☐ New Business
☐ Public Hearing: No Action Taken

ORD. #_____ RES. #_____
LCON#_____ LIC. #_____
Action Date:

REV. 07/05

SUMMARY:

The purpose of the Plat is to adjust the current property line. This development has dedicated the required rights-of-way for 89th Avenue and Cactus Road and is within the City of Peoria water\sewer service area.

ATTACHMENTS:

1. Amended Condominium Plat
2. Vicinity Map

CONDOMINIUM PLAT FOR
"EMPIRE BUSINESS CENTER - AMENDED"
A CONDOMINIUM

A CONDOMINIUM PLAT OF LOT A-11 OF 'EMPIRE BUSINESS CENTER', AS RECORDED IN BOOK 979 OF MAPS, PAGE 35, AND TRACT #1 OF 'NWC 89TH AVENUE AND CACTUS' AS RECORDED IN BOOK __ OF MAPS, PAGE __, MARICOPA COUNTY RECORDS, LOCATED IN A PORTION OF THE WEST HALF OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT EMPIRE BUSINESS CENTER, LLC, AN OHIO LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS "EMPIRE BUSINESS CENTER - AMENDED, A CONDOMINIUM" A CONDOMINIUM PLAT OF LOT A-11, "EMPIRE BUSINESS CENTER", AS RECORDED IN BOOK 979 OF MAPS, PAGE 35, AND TRACT #1 OF "NWC 89TH AVENUE AND CACTUS", AS RECORDED IN BOOK __ OF MAPS, PAGE __, MARICOPA COUNTY RECORDS, LOCATED IN A PORTION OF THE WEST HALF OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT AS, AND FOR, THE PLAT OF "EMPIRE BUSINESS CENTER - AMENDED, A CONDOMINIUM", AND HEREBY DECLARES THAT THE PLAT SETS FORTH THE LOCATION AND GIVES THE MEASUREMENT AND DIMENSIONS OF THE UNITS, COMMON ELEMENTS AND EASEMENTS CONSTITUTING THE SAME, AND THAT THE UNITS AND COMMON ELEMENTS SHALL BE KNOWN BY THE NAME OR LETTER GIVEN EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF PEORIA FOR USE, AS SUCH, THE STREET AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE DEDICATED AS SHOWN.

THE PRIVATE DRIVES SHALL BE MAINTAINED BY THE EMPIRE BUSINESS CENTER UNIT OWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AND SHALL NOT BE DEDICATED TO THE PUBLIC FOR MAINTENANCE, EXCEPT SUCH EASEMENT RIGHTS AS ARE PROVIDED HEREIN OR OTHERWISE OF RECORD. EASEMENTS ARE HEREBY RESERVED FOR THE PURPOSES SHOWN HEREON. THERE IS HEREBY PROVIDED A BLANKET EASEMENT UPON, ACROSS, OVER AND UNDER ALL PRIVATE ROADS FOR INGRESS OR EMERGENCY AND SERVICE TYPE VEHICLES.

TO PUBLIC SERVICE CORPORATIONS REGULATED PURSUANT TO THE ARIZONA REVISED STATUTES, AS AMENDED, WHICH PROVIDE ELECTRIC, SEWER, GAS, WATER, CABLE TELEVISION, TELEPHONE OR OTHER TELECOMMUNICATIONS SERVICES ("UTILITY COMPANIES"), AN EASEMENT IN, OVER, AND UNDER THE COMMON ELEMENTS IS HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF NECESSARY UNDERGROUND UTILITIES.

OWNER REPRESENTS AND WARRANTS ITSELF TO BE THE SOLE OWNER OF THE CONDOMINIUM COVERED HEREBY AND THAT ANY LENDER, EASEMENT HOLDER OR OTHER PERSON OR ENTITY HAVING ANY INTEREST IN SAID CONDOMINIUM HAS CONSENTED TO AND JOINED IN THIS PLAT.

EMPIRE BUSINESS CENTER, LLC, AN OHIO LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY GRANT AND CONVEY TO THE PUBLIC NON-EXCLUSIVE PERMANENT AND PERPETUAL EASEMENTS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS (BUT NOT PARKING) AND CROSS DRAINAGE EASEMENT UPON OR ACROSS EASEMENTS SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON EMPIRE BUSINESS CENTER, LLC, AN OHIO LIMITED LIABILITY COMPANY'S SUCCESSORS AND ASSIGNS.

STREETS AND PUBLIC UTILITY EASEMENTS ARE DEDICATED TO THE PUBLIC FOR USE AS SUCH. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY OF BLOOMFIELD ROAD, CACTUS ROAD, AND 89TH AVENUE SHALL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION.

ALL NOTATIONS AND DEDICATIONS STATED ON OR WITHIN THE RECORDED CONDOMINIUM PLAT OF "EMPIRE BUSINESS CENTER" (M.C.R. BOOK 979 PG 35) AND THE RECORDED PLAT OF "NWC 89TH AVENUE AND CACTUS" (M.C.R. BOOK __ PG __) AND "EMPIRE BUSINESS PARK UNIT 1 REPLAT" (M.C.R. BOOK 900 PG 24) SHALL REMAIN IN FULL FORCE AND EFFECT WITH THE RECORDATION OF THIS RE-PLAT.

IN WITNESS WHEREOF:

EMPIRE BUSINESS CENTER, LLC, AN OHIO LIMITED LIABILITY COMPANY, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS ____ DAY OF ______________ 2008

BY: CF MANAGER, LLC,
AN OHIO LIMITED LIABILITY COMPANY
ITS: MANAGER

BY: ______________________
ITS: ______________________

ACKNOWLEDGMENT:

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 2008, BY R.M. BOGAR, THE ______________ OF CF MANAGER LLC, AN OHIO LIMITED LIABILITY COMPANY, THE MANAGER OF EMPIRE BUSINESS CENTER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND WHO ACKNOWLEDGED THAT HE, AS SUCH ____________, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF THE LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN CONTAINED.

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

____
NOTARY PUBLIC

MY COMMISSION EXPIRES:

____

NOTES:

1. NO CONSTRUCTION OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENTS, EXCEPT UTILITIES, WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING AND/OR PAVING, NOR ANY PLANTING EXCEPT GRASSES. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PEORIA SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTION OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION.
2. ALL NEW AND EXISTING UTILITY, ELECTRICAL FACILITIES LESS THAN 69KVA, CABLE T.V., TELECOMMUNICATIONS, FIBER OPTICS, CELLULAR, GAS, ETC. SHALL BE INSTALLED UNDERGROUND AS PART OF THE IMPROVEMENTS.
3. MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN ALL TRACTS AND EASEMENTS SHALL BE THE RESPONSIBILITY OF THE CONDOMINIUM ASSOCIATION.
4. ALL PROPERTY CORNERS SHALL BE MONUMENTED WITH A 1/2" REBAR AND CAPPED OR TAGGED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
5. SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES, OR OTHER PLANTS, BUT EXCLUDING TREES OVER 30 INCHES IN HEIGHT SHALL NOT BE PERMITTED WITHIN VIEW EASEMENTS OR SIGHT VISIBILITY TRIANGLES. NO LIMBS, LEAVES, NEEDLES, OR OTHER FOLIAGE ABOVE 30 INCHES IN HEIGHT OR BELOW 84 INCHES ARE PERMITTED. TREES ARE TO BE PLANTED SO AS NOT TO OBSTRUCT 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS.
6. THE CONDOMINIUM IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100 YEAR ASSURED WATER SUPPLY.
7. THIS CONDOMINIUM IS LOCATED WITHIN THE CITY OF PEORIA SEWER SERVICE AREA.
8. THE BOUNDARIES OF EACH UNIT ARE THE EXTERIOR SURFACE OF THE PERIMETER WALLS, FLOOR, CEILING, WINDOWS, AND DOORS. PLEASE REFER TO A.R.S. SECTION 33-1212 AND THE DECLARATION OF OFFICE CONDOMINIUM RECORDED ON OR ABOUT EVEN DATE FOR AN ADDITIONAL DETAILED DESCRIPTION OF UNIT BOUNDARIES.
9. THE CITY OF PEORIA SHALL NOT BE RESPONSIBLE FOR REPLACING ANY LANDSCAPING OR ANY IMPROVEMENT PLACED IN THE EASEMENTS DEDICATED TO THE PUBLIC AND/OR THE CITY OF PEORIA AND THE ASSOCIATION SHALL BE RESPONSIBLE FOR PROMPTLY REPLACING ANY ASPHALT, LANDSCAPING OR ANY IMPROVEMENT PLACED IN THE EASEMENT BY GRANTOR OR ITS SUCCESSORS OR ASSIGNS. THE CITY SHALL MAKE RESPONSIBLE EFFORTS TO PROMPTLY RESTORE ASPHALT CONCRETE PAVEMENT SURFACES.
10. THIS CONDOMINIUM IS LOCATED WITHIN THE VICINITY OF A MILITARY AIRPORT.
11. THE CONDOMINIUM IS LOCATED IN THE VICINITY OF A DESIGNATED TRUCK ROUTE. LOOP 101 AND CACTUS ROAD ARE DESIGNATED AS TRUCK ROUTES BY THE CITY OF PEORIA.
12. THIS CONDOMINIUM IS LOCATED IN THE VICINITY OF A ROCK QUARRY (GRAVEL OPERATIONS).
13. NO STRUCTURE OF ANY KIND BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT OR TRACT WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER OR THROUGH THE EASEMENT OR TRACT.
14. ALL COMMON AREAS AND ELEMENTS ARE THE MAINTENANCE RESPONSIBILITY OF THE "EMPIRE BUSINESS CENTER" OWNER'S ASSOCIATION AS OUTLINED IN THE RECORDED CC&R'S FOR THE "EMPIRE BUSINESS CENTER" CONDOMINIUM PLAT.

FLOOD ZONE

THIS SITE IS LOCATED IN ZONE "X" PER "F.E.M.A." FLOOD INSURANCE RATE MAP NO. 04013C1610J, DATED SEPTEMBER 30, 2005 AND MAP NO. 04013C1630H, DATED SEPTEMBER 30, 2005. ZONE "X" IS DEFINED AS AREAS OF THE 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING USED FOR THIS SURVEY IS S00°58'38"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 15, T-3-N, R-1-E.

SHEET INDEX

C1.01 COVER SHEET
C1.02 OVERALL CONDOMINIUM PLAT
C1.03 UNIT DIMENSIONS

LEGAL DESCRIPTION

LOT A-11 OF "EMPIRE BUSINESS CENTER" AS RECORDED IN BOOK 979 OF MAPS, PAGE 35, AND TRACT #1 OF "NWC 89TH AVENUE AND CACTUS" AS RECORDED IN BOOK ___ OF MAPS, PAGE ___, RECORDS OF MARICOPA COUNTY, ARIZONA.

ELEVATION BENCHMARK

SET BRASS CAP FLUSH IN IRRIGATION HEADGATE AT THE SOUTHWEST CORNER OF 83RD AVE. AND THUNDERBIRD ROAD.

ELEV.=1170.008 (CITY OF PEORIA DATUM)

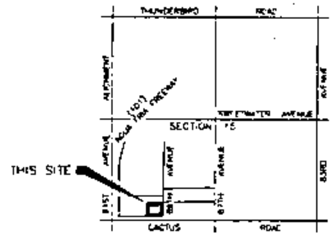
NET SITE AREA

313,457.4 SF 7.1960 ACRES

UNIT TABLE

UNIT	FLOOR ELEV	TOP OF WALL	AREA (ft²)
A	1143.00	1169.00	9,807.7
B	1143.50	1169.50	9,883.5
C	1143.50	1169.50	12,068.6
D	1142.50	1168.50	18,919.2
E	1142.50	1168.50	14,769.5
F	1142.50	1168.50	19,955.2
LCE-A	N/A	N/A	3,869.7

NOTE:
THE LOCATION AND DIMENSIONS OF THE UNITS AND THE PERIMETER BUILDING WALLS AS SHOWN ON THE PLAT ARE BASED ON ARCHITECTURAL DRAWINGS AND ARE APPROXIMATE. SQUARE FOOTAGES OF INDIVIDUAL UNITS AS MAY BE REFERENCED BY DECLARANT ON THE PLAT OR IN MARKETING MATERIALS, SALES CONTRACTS AND BROCHURES ARE ALSO APPROXIMATE.

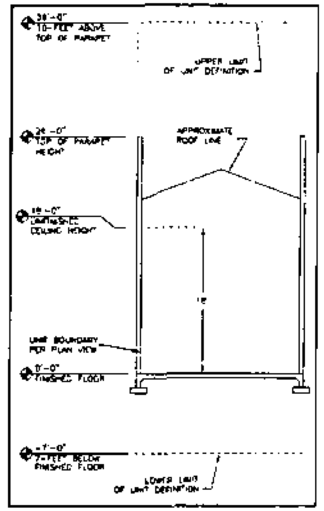


VICINITY MAP
N.T.S.

PLAT CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF SEPTEMBER, 2005; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BRETT L. NOWACKI, R.L.S. — 9/23/08
DATE



TYPICAL ELEVATION
SCALE: NTS

APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ARIZONA, THIS ________ DAY OF ______________, 2008

MAYOR ______________________ DATE ________

ATTEST: CITY CLERK ______________________ DATE ________

FOR CITY ENGINEER ______________________ DATE ________

DEVELOPER
EMPIRE BUSINESS CENTER LLC
1301 E. 9TH STREET
SUITE #2210
CLEVELAND, OH 44114
(216) 839-2020

ENGINEER
ENGINEERING AND SURVEYING TECHNOLOGIES, INC.
1111 N. 3RD STREET
PHOENIX, AZ 85004
(602) 385-1693

SURVEYOR
ENGINEERING AND SURVEYING TECHNOLOGIES, INC.
1111 N. 3RD STREET
PHOENIX, AZ 85004
(602) 385-1693

EMPIRE BUSINESS CENTER - AMENDED
A CONDOMINIUM PLAT

WEST 1/2, SECTION 15, T-3 N, R-1-E
MARICOPA COUNTY, PEORIA ARIZONA

DRAWN BY	N.K.
CHECKED BY	B.N.
DATE	09/22/08
SCALE	
PROJECT #	DR045
LAST MODIFIED	09/22/08
LAST MODIFIED BY	N.K.

Engineering & Surveying Technologies, Inc.
1111 N. 3rd Street Phoenix, Arizona 85004
Ph. (602) 385-1693 Fax (602) 385-1698

Expires 3/31/2011

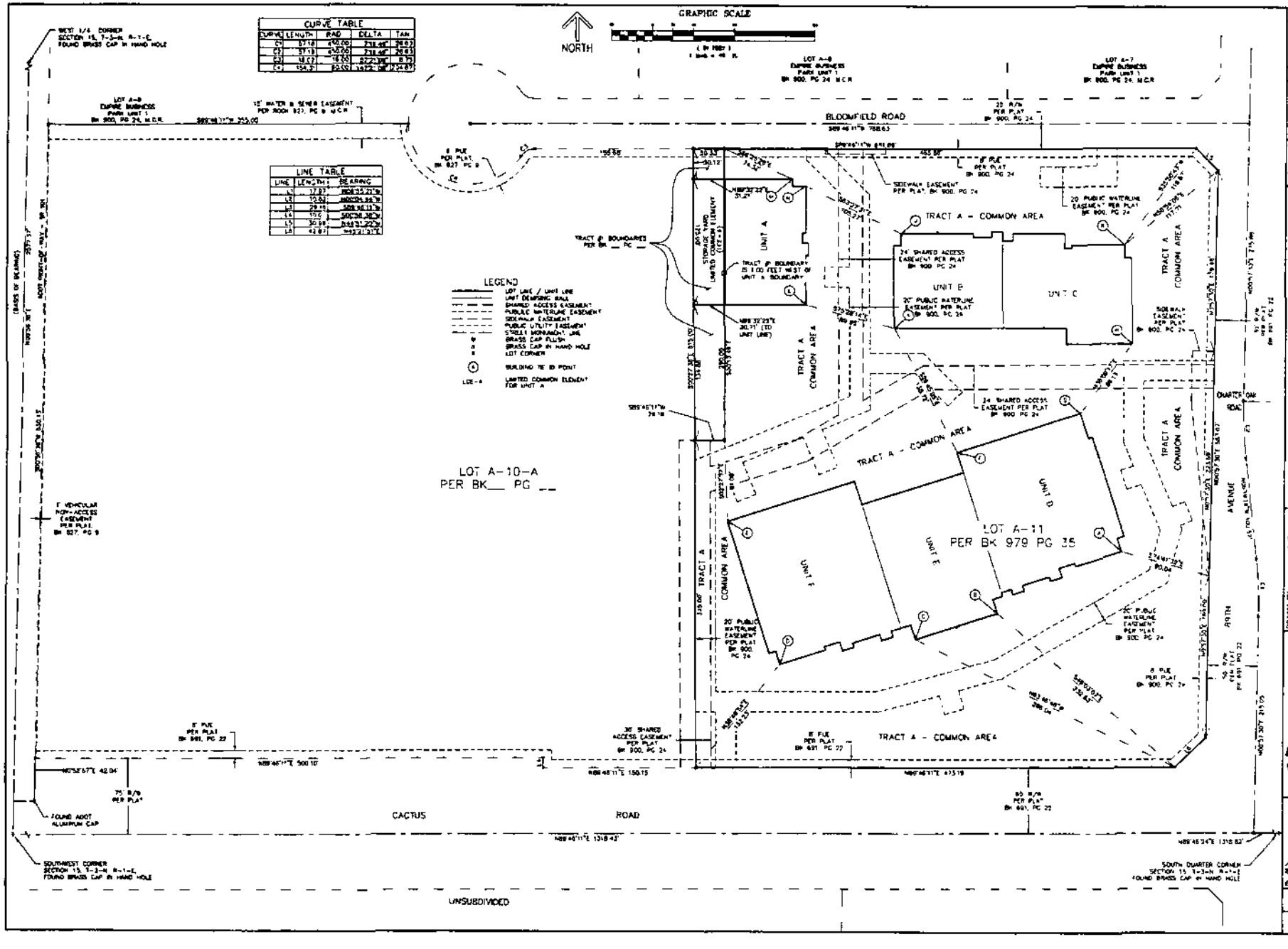
SHEET 1 OF 3

C1.01

R080075

CURVE TABLE				
CURVE	LENGTH	RAD	DELTA	TAN
C1	57.18	40.00	81°49'[illegible]"	34.83
C2	57.18	40.00	81°49'[illegible]"	34.83
C3	18.07	16.00	67°21'[illegible]"	10.19
C4	154.37	80.00	110°52'[illegible]"	124.87

LINE TABLE		
LINE	LENGTH	BEARING
L1	17.87	N88°35'21"W
L2	10.83	N00°04'44"W
L3	29.48	S88°46'11"W
L4	17.00	S00°04'44"E
L5	30.94	N48°31'22"W
L6	42.87	S53°21'31"E



DEVELOPER

EMPIRE BUSINESS CENTER LLC
4301 E 9th STREET
SUITE 203 B
CLEVELAND, OH 44114
(512) 836 2020

ENGINEER

ENGINEERING AND SURVEYING TECHNOLOGIES INC
1111 N 3RD STREET
PHOENIX, AZ 85004
(602) 385-1893

SURVEYOR

ENGINEERING AND SURVEYING TECHNOLOGIES INC
1111 N 3RD STREET
PHOENIX, AZ 85004
(602) 385-1893

EMPIRE BUSINESS CENTER - AMENDED A CONDOMINIUM PLAT

WEST 1/2, SECTION 15, T-3 N, R-1-E
MARICOPA COUNTY, PEORIA ARIZONA

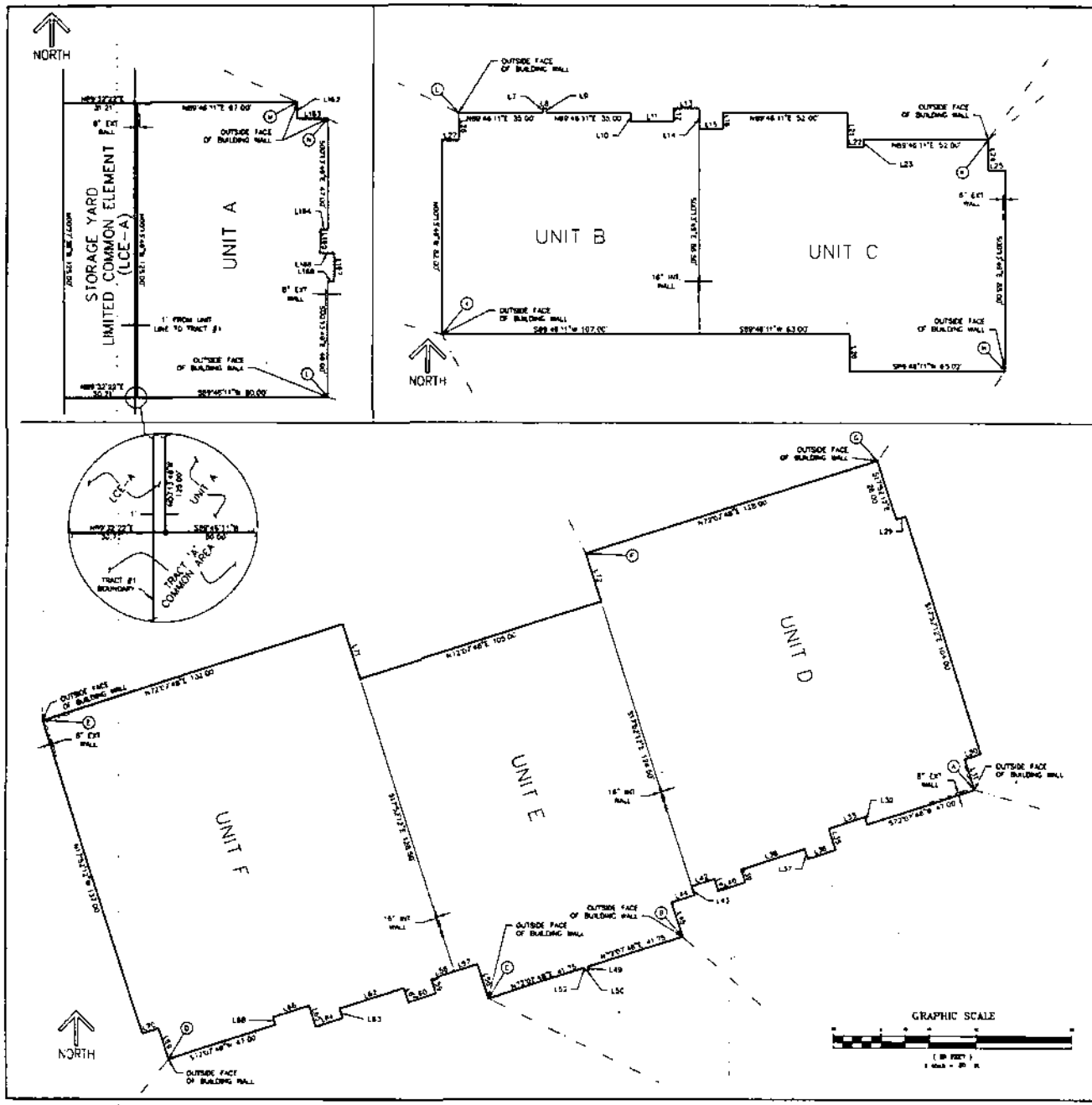
DRAWN BY:	NJC	
CHECKED BY:	BLN	
DATE:	09/22/08	
SCALE:		
PROJECT #	CR043	
LAST MODIFIED	09/22/08	
LAST MODIFIED BY	NJC	

Engineering & Surveying Technologies Inc
1111 N 3rd Street, Phoenix, Arizona 85004
Tel: (602) 385-1893 Fax: (602) 385-1888

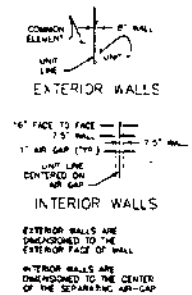
Expires 3/31/2011

SHEET 2 OF 3

C1.02



LINE TABLE		
LINE	LENGTH	BEARING
L7	2.00	N00°13'49"W
L8	1.50	N89°46'11"E
L9	3.00	S00°13'49"E
L10	3.50	S00°13'49"E
L11	15.00	N89°46'11"E
L12	5.50	N00°13'49"W
L13	10.50	N89°46'11"E
L14	9.00	S00°13'49"E
L15	10.00	N89°46'11"E
L16	7.00	N00°13'49"W
L17	14.50	S00°13'49"E
L21	7.00	N89°46'11"E
L23	3.00	N00°13'49"W
L24	13.00	S00°13'49"E
L25	7.00	N89°46'11"E
L26	16.00	N00°13'49"W
L27	7.00	N89°46'11"E
L28	11.50	N00°13'49"W
L29	4.00	N72°07'48"E
L30	7.00	S72°07'48"W
L31	13.50	S17°52'12"E
L32	3.33	N17°52'12"W
L33	16.00	S72°07'48"W
L35	9.33	S17°52'12"E
L36	12.00	S72°07'48"W
L37	4.25	N17°52'12"W
L38	28.00	S72°07'48"W
L39	3.50	S17°52'12"E
L40	17.00	S72°07'48"W
L41	5.33	N17°52'12"W
L42	10.00	S72°07'48"W
L43	4.00	S17°52'12"E
L44	10.00	S72°07'48"W
L45	15.00	S17°52'12"E
L49	4.92	S17°52'12"E
L50	1.50	S72°07'48"W
L51	4.92	N17°52'12"W
L52	15.00	N17°52'12"W
L53	10.00	S72°07'48"W
L54	10.00	S72°07'48"W
L55	6.00	S17°52'12"E
L57	12.00	S72°07'48"W
L61	5.25	N17°52'12"W
L62	26.00	S72°07'48"W
L63	4.25	S17°52'12"E
L64	12.00	S72°07'48"W
L65	9.33	N17°52'12"W
L66	16.00	S72°07'48"W
L68	3.33	S17°52'12"E
L69	13.50	N17°52'12"W
L70	7.00	S72°07'48"W
L71	24.00	S17°52'12"E
L72	21.00	N17°52'12"W



DEVELOPER

EMPIRE BUSINESS CENTER, LLC
1301 E. 9TH STREET
SUITE #2210
CLEVELAND, OH 44114
(602) 839-2026

ENGINEER

ENGINEERING AND SURVEYING TECHNOLOGIES, INC.
1111 N. 3RD STREET
PHOENIX, AZ 85004
(602) 385-1693

SURVEYOR

ENGINEERING AND SURVEYING TECHNOLOGIES, INC.
1111 N. 3RD STREET
PHOENIX, AZ 85004
(602) 385-1693

EMPIRE BUSINESS CENTER - AMENDED A CONDOMINIUM PLAT

WEST 1/2, SECTION 15, T-3-N, R-1-E
MARICOPA COUNTY, PEORIA ARIZONA

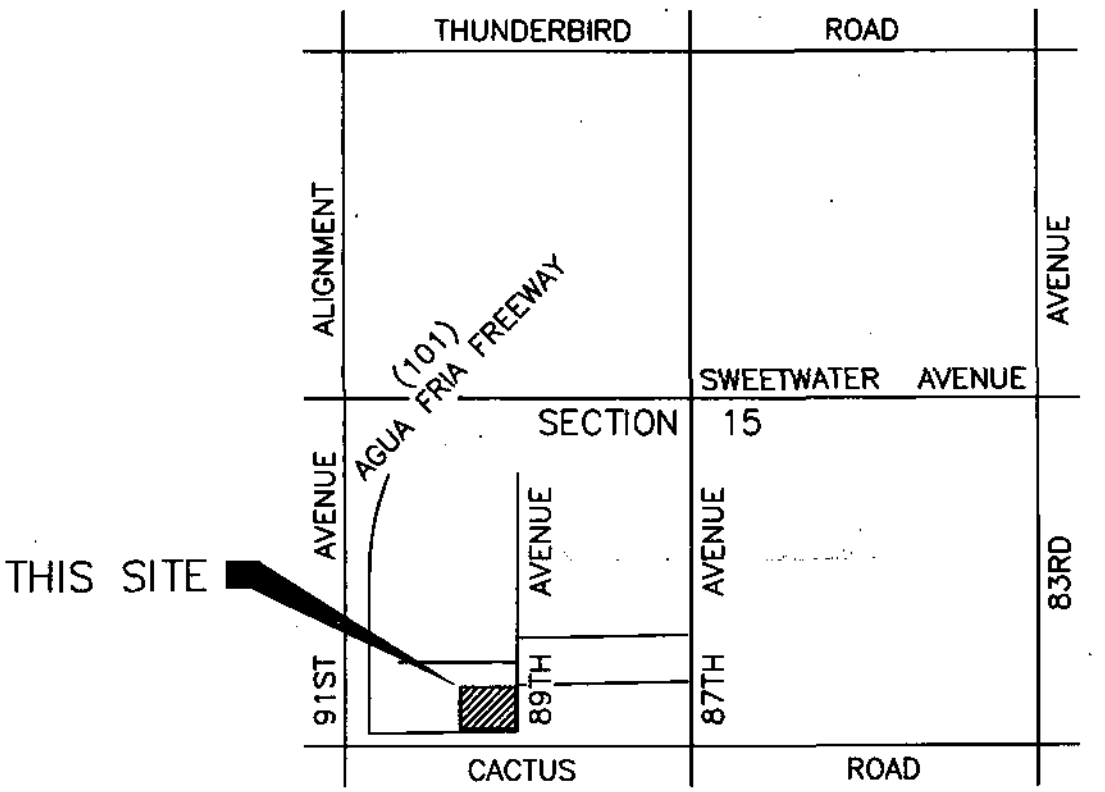
DRAWN BY	NJC
CHECKED BY	RLN
DATE	09/22/08
SCALE	
PROJECT #	08043
LAST MODIFIED	09/22/08
LAST MODIFIED BY	NJK

Engineering & Surveying Technologies Inc.
1111 N. 3rd Street, Phoenix, Arizona 85004
Tel (602) 385-1693 Fax (602) 385-1698

EXPIRES 3/31/2011

SHEET 3 OF 3

C1.03



VICINITY MAP

N.T.S.