CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION

CC: 2 FC
Amend No. _____

Date Prepared: October 08, 2008 **Council Meeting Date: November 18, 2008**

TO: Carl Swenson, City Manager

THROUGH: Susan Daluddung, Deputy City Manager

FROM: Andrew Granger, P.E., City Engineer

THROUGH: Dan Nissen, P.E., Assistant City Engineer
Maher Hazine, P.E., Assistant City Engineer

PREPARED BY: Lloyd Lane, Land Survey Coordinator

SUBJECT: Approve a Re-Plat of Tract "A" of Olive Avenue Business Park Condominium, a request made by Peoria Commerce Developers, LLC, an Arizona Limited Liability Company. (Project No. R070078A)

RECOMMENDATION:

Discussion and possible action to approve a Re-Plat of Tract "A" of Olive Avenue Business Park Condominium, as recorded in Book 811, Page 40, records of Maricopa County, located on the west side of State Route 101 between the Butler Drive alignment and Olive Avenue, and authorize Mayor and City Clerk to sign and record the Re-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 of Peoria (City) prior to recordation of the Re-Plat.
2. An approval of design from the City Engineering Department for the necessary improvements in accordance with the City Subdivision Regulations, as determined by the City Engineer, must be obtained prior to recording the Re-Plat.
3. The developer must provide a financial assurance in the amount agreed upon by the City Engineer and an Agreement to Install for construction of the infrastructure improvements in accordance with the City Subdivision Regulations, prior to recordation of the Re-Plat.
4. In the event that the Re-Plat is not recorded within 60 days of Council approval, the Re-Plat will become void. 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** **ORD. #**_____ **RES. #**_____
☐ **Carry Over to Date:**_____ **LCON#**_____ **LIC. #**_____
☐ **Approved** **Action Date:**
☐ **Unfinished Business (Date heard previous:**_____**)**
☐ **New Business**
☐ **Public Hearing: No Action Taken**

REV. 07/05

SUMMARY:

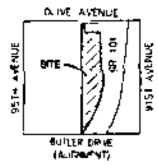
The purpose of the Re-Plat is to create Unit No. 99 to separate the area for an existing center monument sign. This allows the owner to retain any revenues from the sign rental fees after the center is turned over to the condo association.

ATTACHMENTS:

1. Re-Plat
2. Vicinity Map

REPLAT OF TRACT "A" OF "OLIVE AVENUE BUSINESS PARK CONDOMINIUM", AS RECORDED IN BOOK 811, PAGE 40, RECORDS OF MARICOPA COUNTY, ARIZONA

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
NOT TO SCALE

DECLARATION

PEORIA COMMERCE DEVELOPERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS THE DECLARANT UNDER THE CONDOMINIUM DECLARATION FOR OLIVE AVENUE BUSINESS PARK CONDOMINIUM RECORDED AT RECORDING NO. 2006-0248916, AS AMENDED BY THE INSTRUMENTS RECORDED AT RECORDING NOS. 2007-0717344, 2007-1175149 AND 2008-0187418, IN THE RECORDS OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA (THE "CONDOMINIUM DECLARATION") HEREBY PUBLISHES THIS REPLAT OF TRACT "A" OF "OLIVE AVENUE BUSINESS PARK CONDOMINIUM", AS RECORDED IN BOOK 811, PAGE 40 IN THE RECORDS OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, FOR THE PURPOSE OF CREATING A NEW UNIT 99 AND FOR THE PURPOSE OF REFERENCING AND DESCRIBING THE ACCESS AND PARKING EASEMENTS CREATED OVER, UNDER, UPON AND ACROSS TRACT "A" BY THE THIRD AMENDMENT TO CONDOMINIUM DECLARATION FOR OLIVE AVENUE BUSINESS PARK CONDOMINIUM RECORDED AT RECORDING NO. 2008-0187418, IN THE RECORDS OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA. THE DECLARANT DECLARES THAT THIS REPLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE BOUNDARIES OF THE NEW UNIT 99 AND THAT SAID UNIT 99 SHALL BE KNOWN BY THE NUMBER GIVEN TO SAID UNIT ON THIS REPLAT.

EASEMENTS AS SHOWN HEREON ARE EXISTING AND HAVE BEEN PREVIOUSLY RECORDED FOR USE AS SUCH.

ALL NOTATIONS, EASEMENTS AND DEDICATIONS STATED ON OR WITHIN THE RECORDED CONDOMINIUM PLAT OF "OLIVE AVENUE BUSINESS PARK CONDOMINIUM", AS RECORDED IN BOOK 811, PAGE 40, IN THE RECORDS OF THE COUNTY RECORDER OF MARICOPA COUNTY, SHALL REMAIN IN FULL FORCE AND EFFECT WITH THE RECORDATION OF THIS REPLAT. THE THIRD AMENDMENT TO CONDOMINIUM DECLARATION FOR OLIVE AVENUE BUSINESS PARK CONDOMINIUM RECORDED AT RECORDING NO. 2008-0187418, IN THE RECORDS OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, CREATES CERTAIN ACCESS AND PARKING EASEMENTS OVER, UPON AND ACROSS PORTIONS OF TRACT "A" AND CREATES CERTAIN ACCESS AND PARKING EASEMENTS FOR THE BENEFIT OF THE CONDOMINIUM OVER, UPON AND ACROSS PORTIONS OF THE REAL PROPERTY DESCRIBED IN THE THIRD AMENDMENT WHICH IS ADJACENT TO OLIVE AVENUE BUSINESS PARK CONDOMINIUM.

IN WITNESS WHEREOF:

PEORIA COMMERCE DEVELOPERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS HEREUNTO CAUSED THEIR NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER, HEREUNTO DULY AUTHORIZED THIS 1st DAY OF OCTOBER, 2008

PEORIA [redacted] LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: [redacted]

ITS: DAVID HOWELL

OWNER ACKNOWLEDGMENT

STATE OF ARIZONA }
} SS
COUNTY OF MARICOPA }

ON THIS 1st DAY OF OCTOBER 2008 BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED DAVID HOWELL WHO ACKNOWLEDGED SELF 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 HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

[signature] 10/1/08
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: ____

TRACT "A" USAGE NOTE

PER "OLIVE AVENUE BUSINESS PARK CONDOMINIUM", AS RECORDED IN BOOK 811, PAGE 40, IN THE RECORDS OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, TRACT "A" WAS PREVIOUSLY BEEN DECLARED A COMMON AREA FOR PRIVATE ACCESS AND PARKING OVER WHICH ARE DEDICATED EASEMENTS FOR EMERGENCY AND SERVICE VEHICLES, REFUSE COLLECTION, PUBLIC WATER AND SANITARY SEWER AND DRAINAGE. TRACT "A" AREA IS 655,446 SQUARE FEET.

OWNER/DEVELOPER

PEORIA COMMERCE DEVELOPERS, LLC
AN ARIZONA LIMITED LIABILITY COMPANY
14158 S. DENNY RD
LITCHFIELD PARK, ARIZONA 85340
CONTACT: DAVID HOWELL
PHONE: (856) 443-2060
FAX: (954) 443-8258

SURVEYOR

WRG DESIGN, INC.
8977 N. 90TH STREET, #350
SCOTTSDALE, AZ 85258
CONTACT: RICHARD A. STOCKMAN, LS
PHONE: (602) 977-8000
FAX: (602) 977-8099

LENDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THE UNDERSIGNED, DULY AUTHORIZED OFFICER OF THE WELLS FARGO BANK, NA, HEREBY RATIFIES THE RECORDATION OF THIS REPLAT OF TRACT "A" OF "OLIVE AVENUE BUSINESS PARK CONDOMINIUM" AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

WELLS FARGO BANK, NA

BY: [redacted]

ITS: Senior Vice President

LENDER ACKNOWLEDGMENT

STATE OF ARIZONA }
} SS
COUNTY OF MARICOPA }

ON THIS 3 DAY OF October 2008, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED ____ WHO ACKNOWLEDGED SELF 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 HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

[signature] 10-3-08
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: 8-30-2010

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEORIA, ARIZONA

THIS ____ DAY OF ____________ 2008

BY: ____________ ____
MAYOR DATE

ATTEST: ____________ ____
CITY CLERK DATE

APPROVED: ____________ ____
CITY ENGINEER DATE

GENERAL NOTES

1. ALL NEW AND EXISTING UTILITY, ELECTRICAL FACILITIES LESS THAN 69 KVA, CABLE T.V., TELECOMMUNICATIONS FIBER OPTICS, CELLULAR, GAS, ETC., SHALL BE INSTALLED UNDERGROUND AS PART OF THE STREET IMPROVEMENTS.
2. THE MAINTENANCE OF THE UTILITY EASEMENTS, AND THE TRACTS DEDICATED FOR UTILITY PURPOSES, SHALL BE THE RESPONSIBILITY OF THE CITY OF PEORIA AND THE OLIVE AVENUE BUSINESS PARK CONDOMINIUM ASSOCIATION.
3. FLOOD INSURANCE RATE MAP NUMBERS 04013C1610 J AND 04013C1620 H, BOTH DATED SEPTEMBER 30, 2005, INDICATES THAT THE ENTIRE SITE IS LOCATED WITHIN ZONE "X".
4. NO CONSTRUCTION OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENTS, EXCEPT UTILITIES, WOOD, WIRE OR REMOVABLE SECTION FENCING, AND/OR PAVING NOR ANY PLANTING EXCEPT GRASS. 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.
5. THIS CONDOMINIUM IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YR ASSURED WATER SUPPLY.
6. THIS CONDOMINIUM IS LOCATED WITHIN THE CITY OF PEORIA SEWER SERVICE AREA.
7. NO STRUCTURE OF ANY KIND WILL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENTS OR TRACTS WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER OR THROUGH THE EASEMENTS OR TRACTS. THE CITY OF PEORIA MAY, IF SO DESIRES, CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND OF THE EASEMENT TRACTS.
8. 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 THE SIGHT DISTANCE 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.
9. THIS CONDOMINIUM IS LOCATED IN THE VICINITY OF A DESIGNATED TRUCK ROUTE. OLIVE AVENUE IS DESIGNATED AS A TRUCK ROUTE BY THE CITY OF PEORIA.
10. BOUNDARIES OF UNITS (OTHER THAN UNIT 99). THE BOUNDARIES OF EACH UNIT SHALL INCLUDE THE SPACE ENCLOSED AND BOUNDED AS FOLLOWS: (1) AS TO THE VERTICAL AIR SPACE FOR SINGLE STORY UNITS AS CALCULATED FROM THE PLANE ORIGINATING AT THE ENGINEERED BUILDING PAD ELEVATION (TOP OF INTERIOR FINISHED GRADE) EXTRUDED VERTICALLY TO THE UNDER SIDE OF THE ROOF TRUSSES. AS TO THE VERTICAL AIR SPACE FOR FIRST FLOOR UNITS IN BUILDING A FROM THE PLANE ORIGINATING AT THE ENGINEERED BUILDING PAD ELEVATION (TOP OF INTERIOR FINISHED GRADE) EXTRUDED VERTICALLY TO THE UNDERSIDE OF THE FLOOR TRUSSES OF THE SECOND FLOOR, AND AS TO THE VERTICAL AIR SPACE FROM THE THIRD FLOOR UNITS IN BUILDING A FROM THE PLANE ORIGINATING AT THE TOP OF THE CONCRETE FLOOR SLAB TO THE UNDERSIDE OF THE ROOF TRUSSES OF THE UNIT, AND (2) AS TO THE HORIZONTAL AIR SPACE, BY THE LINE THAT FOLLOWS THE OUTSIDE FACE OF THE EXTERIOR WALL OF THE BUILDING AND THE EXTERIOR FACE OF ALL ENTRY DOOR ASSEMBLIES, INCLUDING ALL WINDOW LOCATIONS MEASURED ACROSS THE OPENING IN ALIGNMENT WITH THE EXTERIOR FACE OF THE WALL. (3) WHERE THE EXTERIOR UNIT LINE INTERSECTS WITH THE INTERIOR UNIT DEMISING WALL THE UNIT LINE SHALL CONTINUE ALONG THE CENTERLINE OF THE DEMISING WALL TO THE POINT OF INTERSECTION WITH THE EXTERIOR UNIT LINE, BUT INCLUDING THE ENTIRE WALL BETWEEN THE UNIT AND ANY ABUTTING COMMON ELEMENT RISER OR EQUIPMENT ROOM OR SERVICE ENTRY, ALL AS DETERMINED BY DECLARANT'S ENGINEER, TOGETHER WITH ANY AIR CONDITIONING AND HEATING SYSTEMS WHICH EXCLUSIVELY SERVE SUCH UNIT, WHETHER LOCATED IN THE UNIT OR UPON THE COMMON ELEMENTS, PROVIDED, HOWEVER, THAT NO PORTION OF THE PIPES, WIRES, CONDUITS, DUCTS, FLUES, SHAFTS, OR PUBLIC UTILITY, WATER OR SEWER LINES SITUATED WITHIN SUCH UNIT AND FORMING PART OF ANY SYSTEM SERVING ONE OR MORE OTHER UNITS OR THE COMMON ELEMENTS SHALL BE DEEMED TO BE A PART OF A UNIT. ALTHOUGH PLANTER AREAS LOCATED WITHIN THE DRIP LINE OF THE BUILDING ARE TECHNICALLY PART OF THE ADJACENT UNIT, AND SHALL BE INCLUDED FOR PURPOSES OF CALCULATING THE AREA AND DIMENSIONS OF THE UNIT, THE OWNER SHALL HAVE NO RIGHTS OF EXCLUSIVE POSSESSION OR OCCUPANCY WITH REGARD TO SUCH PLANTER AREAS AND THE ASSOCIATION SHALL HAVE THE RESPONSIBILITY FOR MAINTENANCE AND REPAIR OF THE PLANTER AREAS.
11. THE VERTICAL BOUNDARIES OF UNIT 99 SHALL BE VERTICAL PLANES EXTENDING UPWARD AND DOWNWARD FROM THE BOUNDARIES OF UNIT 99 AS SHOWN ON THIS REPLAT. UNIT 99 SHALL NOT HAVE ANY HORIZONTAL (UPPER AND LOWER) BOUNDARIES.

LEGAL DESCRIPTION

THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 33, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION BEARS SOUTH 89 DEGREES 17 MINUTES 13 SECONDS WEST, A DISTANCE OF 1320.32 FEET;

THENCE, LEAVING THE NORTH LINE OF SAID NORTHEAST QUARTER, SOUTH 00 DEGREES 00 MINUTES 37 SECONDS EAST, ALONG THE WEST LINE OF SAID EAST HALF, A DISTANCE OF 75.03 FEET, TO THE NORTHEAST CORNER OF "WEST OLIVE FARMS", AS RECORDED IN BOOK 150, PAGE 27, RECORDS OF MARICOPA COUNTY, AND THE POINT OF BEGINNING;

THENCE, LEAVING SAID WEST LINE, NORTH 88 DEGREES 17 MINUTES 13 SECONDS EAST, A DISTANCE OF 68.67 FEET, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF OLIVE AVENUE, PER DOCUMENT NO 88-009682;

THENCE, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 00 MINUTES 35 SECONDS EAST, A DISTANCE OF 177.27 FEET, TO THE BEGINNING OF A POINT OF TANGENT CURVATURE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 91 DEGREES 47 MINUTES 14 SECONDS, A DISTANCE OF 32.04 FEET;

THENCE NORTH 88 DEGREES 17 MINUTES 11 SECONDS EAST, A DISTANCE OF 33.80 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ARIZONA DEPARTMENT OF TRANSPORTATION, SR 101 HIGHWAY;

THENCE SOUTH 08 DEGREES 32 MINUTES 08 SECONDS EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 158.81 FEET;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 01 DEGREES 36 MINUTES 32 SECONDS EAST, A DISTANCE OF 407.34 FEET;

THENCE SOUTH 02 DEGREES 21 MINUTES 32 SECONDS EAST, A DISTANCE OF 403.82 FEET TO A POINT OF NON-TANGENT CURVATURE, CONCAVE EASTERLY AND HAVING A RADIUS OF 2046.45 FEET FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 87 DEGREES 38 MINUTES 27 SECONDS WEST;

THENCE, SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 41 DEGREES 43 MINUTES 14 SECONDS, A DISTANCE OF 1492.33 FEET, TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 33, AND THE EAST LINE OF SAID "WEST OLIVE FARMS";

THENCE NORTH 00 DEGREES 00 MINUTES 37 SECONDS WEST, A DISTANCE OF 2515.79 FEET, TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINING 892,423 SQUARE FEET OR 20.4872 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, RICHARD A. STOCKMAN, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP OR PLAT CONSISTING OF FOUR (4) SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF JANUARY 2008; THAT THIS PLAT OR MAP IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, AND THAT ALL DATA IS SUFFICIENT TO ALLOW THE RETRACEMENT OF THE SURVEY AND DIVISION.

[signature] 9/30/08
RICHARD A. STOCKMAN, L.S. #36526 DATE

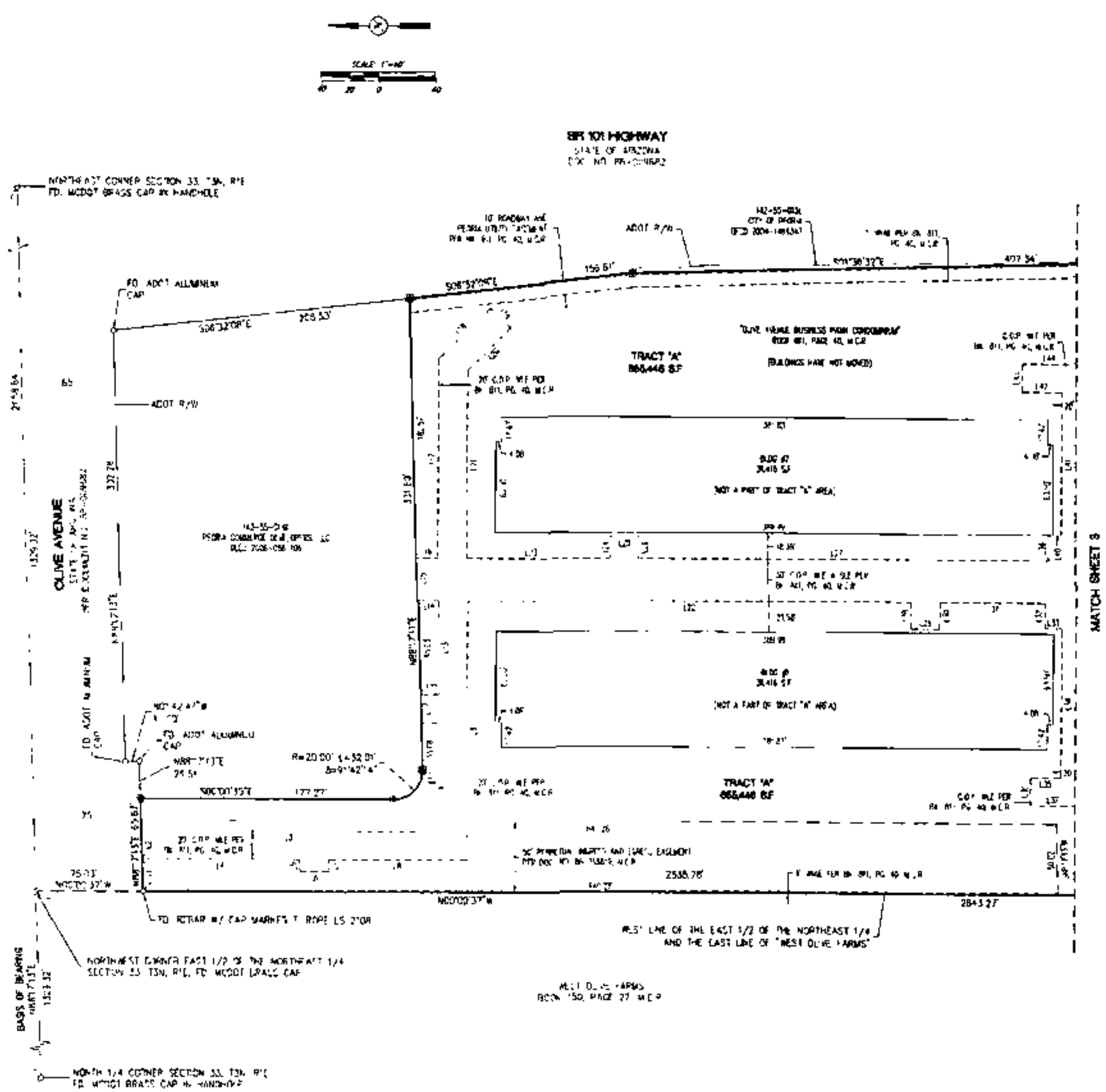
F070078A

REPLAT OF TRACT "A" OF "OLIVE AVENUE BUSINESS PARK CONDOMINIUM", AS RECORDED IN BOOK 811, PAGE 40, RECORDS OF MARICOPA COUNTY, ARIZONA
LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

WRG DESIGN INC.
8977 N. 90th Street Suite #350 Scottsdale, AZ 85258
Tel 602.977.8000 Fax 602.977.8099

SHEET TITLE: COVER SHEET

SHEET NUMBER: 1 OF 4



EASEMENT LINE DATA

LINE	BEARING	DISTANCE
L1	N89°17'13"E	22.75'
L2	N89°17'13"E	29.01'
L3	S00°00'35"E	207.35'
L4	S00°00'35"E	110.63'
L5	N89°27'09"E	8.17'
L6	S00°00'52"E	22.00'
L7	N89°59'08"E	8.17'
L8	S00°00'35"E	96.13'
L9	S89°59'25"W	182.49'
L10	S89°59'25"W	76.55'
L11	S00°00'35"E	11.75'
L12	N89°17'13"E	20.01'
L13	S89°59'25"W	85.90'
L14	N00°00'15"W	14.39'
L15	N89°17'11"E	32.01'
L16	N00°00'13"W	15.22'
L17	S89°59'25"W	140.65'
L18	N45°00'35"W	50.95'
L19	N44°59'25"E	20.00'
L20	N45°00'35"W	42.69'
L21	S89°59'25"W	131.77'
L22	N00°00'13"W	319.38'
L23	N00°00'13"W	100.50'
L24	N89°59'47"E	18.02'
L25	S00°00'13"E	20.00'
L26	S89°59'47"W	16.00'
L27	S00°00'13"E	296.57'
L28	N89°59'35"E	18.88'
L29	N00°00'13"W	20.00'
L30	N89°59'35"E	18.68'
L31	N00°00'13"W	75.61'
L32	N89°59'47"E	[illegible]
L33	N00°00'13"W	11.70'
L34	N89°59'19"E	134.47'
L35	S00°00'13"E	21.31'
L36	N89°59'47"E	[illegible]
L37	S00°00'13"E	4.32'
L39	S89°59'46"W	15.00'
L40	N00°00'14"W	8.09'
L41	N89°59'19"E	99.91
L42	S00°00'13"E	27.65'
L43	N89°59'47"E	20.00'
L44	S00°00'13"E	47.65'
[illegible]	S00°00'35"E	12.34'

LEGEND

FD - FOUND
SF - SQUARE FEET
M.C.R. - MARICOPA COUNTY RECORDS
ADOT - AZ DEPT. OF TRANSPORTATION
R.L.S. - REGISTERED LAND SURVEYOR
WLE - WATERLINE EASEMENT
SLE - SEWERLINE EASEMENT
VNAE - VEHICLE NO ACCESS EASEMENT
○ - FOUND MONUMENT AS NOTED
● - PROPERTY CORNER
— - BOUNDARY LINE
- - - - EASEMENT LINE AS NOTED

R070078A

REPLAT OF TRACT "A" OF "OLIVE AVENUE BUSINESS PARK CONDOMINIUM", AS RECORDED IN BOOK 811, PAGE 40, RECORDS OF MARICOPA COUNTY, ARIZONA

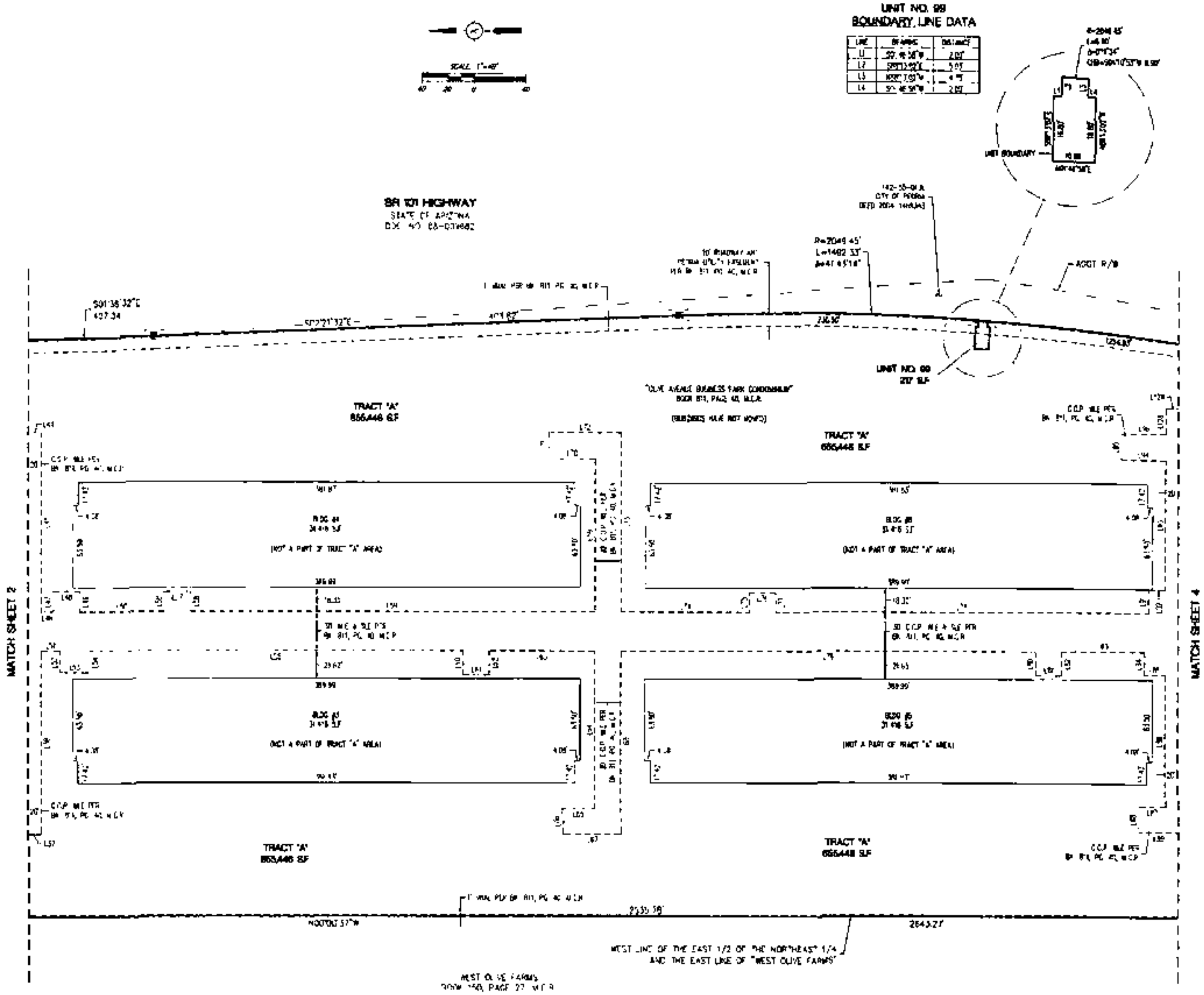
LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

W R G DESIGN INC.

SHEET TITLE: REPLAT

SHEET NUMBER:

MATCH SHEET 2



UNIT NO. 99
BOUNDARY LINE DATA

LINE	BEARING	DISTANCE
L1	S[illegible]°46'58"W	2.01'
L2	S89°13'02"E	5.05'
L3	N[illegible]°13'02"W	4.95'
L4	S[illegible]°46'58"W	2.01'

EASEMENT LINE DATA

LINE	BEARING	DISTANCE
L37	S00°00'13"E	41.22'
L38	N89°59'39"E	142.22'
L44	S00°00'13"E	47.65'
L45	N89°59'39"E	138.11'
L46	N00°00'13"W	9.88'
L47	S89°59'08"W	15.95'
L48	N22°20'32"W	22.00'
L49	S89°59'08"W	15.95'
L50	N00°00'13"W	65.00'
L51	N00°00'13"W	14.69'
L52	N89°59'47"E	16.42'
L53	N00°00'13"W	22.37'
L54	N89°59'47"E	16.42'
L55	N00°00'13"W	297.69'
L56	S89°59'47"W	15.24'
L57	N00°00'33"E	22.00'
L58	S89°59'47"W	15.24'
L59	N00°00'13"W	311.01'
L60	N89°59'35"E	18.79'
L61	N00°00'19"W	22.00'
L62	N89°58'33"E	18.78'
L63	N00°00'13"W	81.04'
L64	S89°57'45"E	122.25'
L65	S00°00'13"E	24.79'
L66	N89°22'42"E	20.00'
L67	S00°00'13"E	44.77'
L68	S89°57'45"E	142.23'
L69	S89°57'45"E	118.12'
L70	S00°00'13"E	35.46'
L71	N89°22'47"E	20.00'
L72	S00°00'13"E	55.47'
L73	S89°57'45"E	136.12'
L74	N00°00'13"W	98.95'
L75	S89°59'47"W	15.11'
L76	N00°00'33"E	20.00'
L77	S89°59'47"W	15.10'
L78	N00°00'13"W	296.62'
L79	N00°00'13"W	379.97'
L80	N89°59'36"E	18.62'
L81	N00°00'33"E	22.00'
L82	N89°59'36"E	18.62'
L83	N00°00'13"W	83.60'
L84	N89°59'47"E	17.43'
L85	N00°00'13"W	15.82'
L86	N89°58'12"W	121.91'
L87	S00°00'13"E	20.33'
L88	N89°59'47"E	20.00'
L89	S00°00'13"E	40.54'
L91	S89°59'48"W	18.07'
L92	S00°00'14"E	12.86'
L93	N89°58'12"W	99.97'
L94	S00°00'15"E	33.84'
L95	N89°59'47"E	20.00'
L96	S00°00'13"E	33.85'
L128	N89°58'12"W	19.87'
L129	S02°01'48"W	104.84'

LEGEND

FD - FOUND
S.F. - SQUARE FEET
M.C.R. - MARICOPA COUNTY RECORDS
ADOT - AZ DEPT. OF TRANSPORTATION
R.L.S. - REGISTERED LAND SURVEYOR
WLE - WATERLINE EASEMENT
SLE - SEWERLINE EASEMENT
VNAE - VEHICLE NO ACCESS EASEMENT
○ - FOUND MONUMENT AS NOTED
■ - PROPERTY CORNER
——— - BOUNDARY LINE
- - - - - - - - EASEMENT LINE AS NOTED

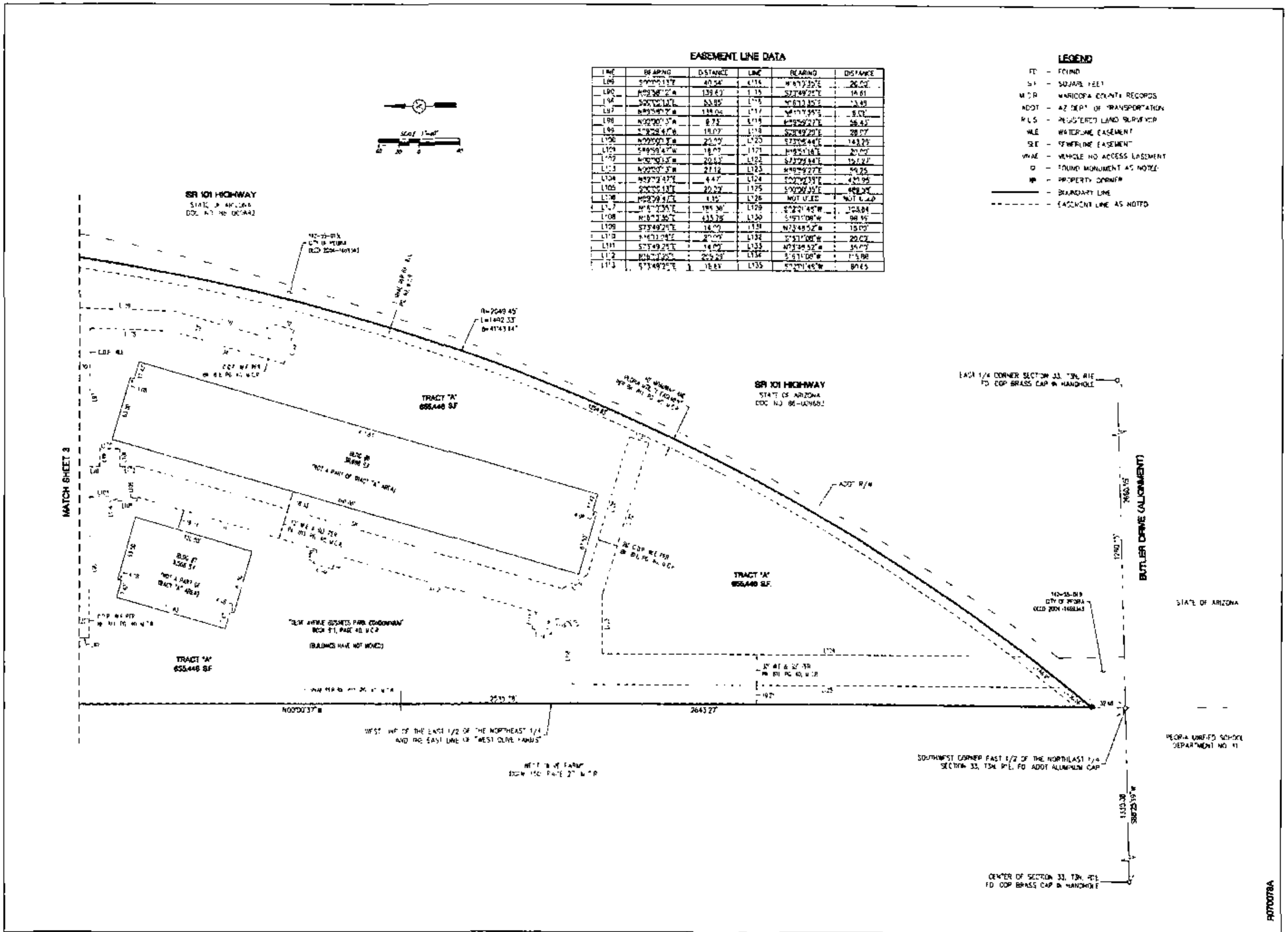
R070078A

REPLAT OF TRACT "A" OF
"OLIVE AVENUE BUSINESS PARK CONDOMINIUM", AS RECORDED IN
BOOK 811, PAGE 40, RECORDS OF MARICOPA COUNTY, ARIZONA

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SHEET TITLE: REPLAT

SHEET NUMBER: 3 OF 4



EASEMENT LINE DATA

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L89	S00°00'13"E	40.54'	L114	N16°13'35"E	26.02'
L90	N89°58'12"W	139.63'	L115	S73°49'25"E	14.61
L96	S00°00'13"E	53.95'	L116	N16°13'35"E	13.49
L97	N89°59'47"W	139.04	L117	N16°13'35"E	8.02'
L98	N00°00'13"W	8.73'	L118	N89°59'27"E	56.45'
L99	S78°29'41"W	19.07'	L119	S28°49'29"E	28.07'
L100	N00°00'13"W	20.09'	L120	S73°05'44"E	143.29'
L101	S89°59'47"W	18.07'	L121	N18°51'16"E	20.07'
L102	N00°00'13"W	20.53'	L122	S73°05'44"E	152.22'
L103	N00°00'13"W	27.12	L123	N89°59'27"E	59.25
L104	N89°23'47"E	4.47'	L124	S00°00'35"E	430.95'
L105	S00°00'13"E	20.22'	L125	S00°00'35"E	498.25'
L106	N89°59'41"E	1.35'	L126	NOT USED	NOT USED
L107	N16°13'35"E	195.38'	L129	S02°21'45"W	103.84
L108	N16°13'35"E	435.25'	L130	S16°51'08"W	98.95'
L109	S73°49'25"E	16.00'	L131	N73°48'52"W	15.00'
L110	N16°13'35"E	20.00'	L132	S16°51'08"W	20.00'
L111	S73°49'25"E	14.00'	L133	N73°48'52"W	35.00'
L112	N16°13'35"E	225.29'	L134	S16°51'08"W	115.88
L113	S73°49'25"E	16.89'	L135	S02°21'45"W	80.65

LEGEND

- FD - FOUND
- SF - SQUARE FEET
- MCR - MARICOPA COUNTY RECORDS
- ADOT - AZ DEPT. OF TRANSPORTATION
- RLS - REGISTERED LAND SURVEYOR
- WLE - WATERLINE EASEMENT
- SLE - SEWERLINE EASEMENT
- VNAE - VEHICLE NO ACCESS EASEMENT
- FOUND MONUMENT AS NOTED
- PROPERTY CORNER
- BOUNDARY LINE
- EASEMENT LINE AS NOTED

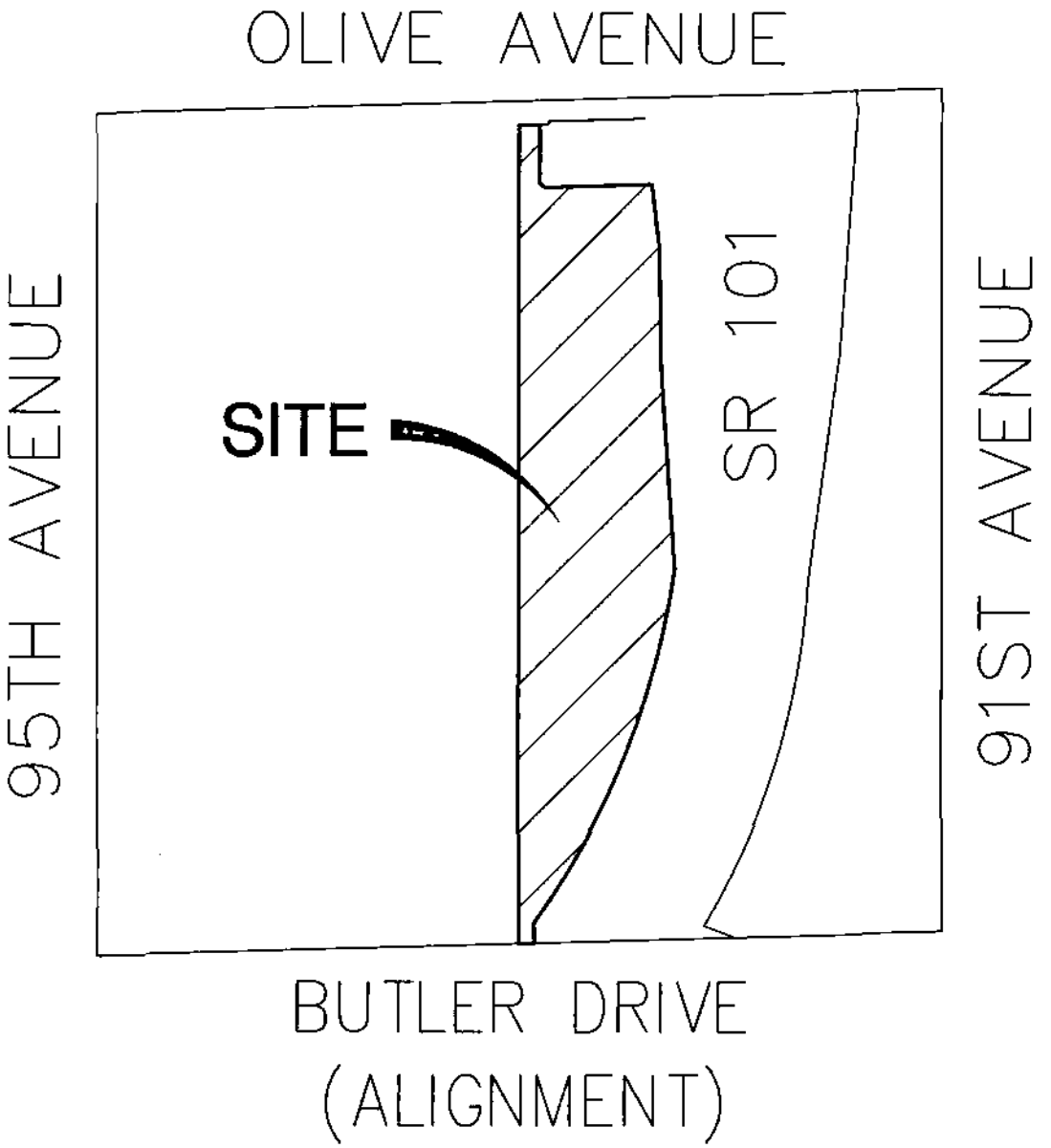
R070078A

REPLAT OF TRACT "A" OF "OLIVE AVENUE BUSINESS PARK CONDOMINIUM", AS RECORDED IN BOOK 811, PAGE 40, RECORDS OF MARICOPA COUNTY, ARIZONA

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

W R G DESIGN INC.

SHEET TITLE: REPLAT



VICINITY MAP

NOT TO SCALE