

# SAN CAPELLA APARTMENT COMMUNITY

A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH,  
RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

## DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT SAN CAPELLA APARTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY HAS PLATTED UNDER THE NAME OF SAN CAPELLA APARTMENT COMMUNITY A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISH THIS PLAT OF SAN CAPELLA APARTMENT COMMUNITY AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF LOT, STREETS, AND 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 EASEMENTS AS SHOWN ON SAID PLAT.

IN WITNESS WHEREOF:

SAN CAPELLA APARTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY HAS HEREUNTO EXECUTED THIS PLAT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2012.

BY MT ELLIOT L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, MANAGER OF SAN CAPELLA APARTMENTS, LLC  
BY MARK-TAYLOR, INC., AN ARIZONA CORPORATION, MANAGER OF MT ELLIOT L.L.C.

BY:

JEFFREY L. MARK, CHAIRMAN AND VICE PRESIDENT OF MARK-TAYLOR, INC.

## ACKNOWLEDGMENT:

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2012 BY JEFFREY L. MARK, CHAIRMAN & VICE PRESIDENT OF MARK-TAYLOR, INC., AN ARIZONA CORPORATION  
IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES

## RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:

KM GIFT TRUST DATED NOVEMBER 25, 2002 HAS AN INTEREST IN SAID REAL PROPERTY AND HEREBY CONSENTS TO AND RATIFIES THE EXECUTION AND RECORDATION OF THE PLAT FOR SAN CAPELLA APARTMENT COMMUNITY AND THE DEDICATIONS SHOWN THEREON.

BY:

KEVAN MILLSTEIN, TRUSTEE

## ACKNOWLEDGMENT:

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2012 BY KEVAN MILLSTEIN, TRUSTEE OF KM GIFT TRUST  
IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES

## APPROVALS:

APPROVED BY MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2012.

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

BY: \_\_\_\_\_ CITY CLERK \_\_\_\_\_ DATE

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

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

## LEGAL DESCRIPTION:(PRIOR TO SUBDIVISION)

PARCEL NO. 1:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 16,  
THENCE SOUTH 89 DEGREES 40 MINUTES 39 SECONDS WEST, ALONG THE NORTH LINE OF SAID SECTION 16, A DISTANCE OF 307.51 FEET;  
THENCE SOUTH 00 DEGREES 19 MINUTES 21 SECONDS EAST A DISTANCE OF 70.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF ELLIOT ROAD AND THE POINT OF BEGINNING;  
THENCE CONTINUING SOUTH 00 DEGREES 19 MINUTES 21 SECONDS EAST, A DISTANCE OF 1540.00 FEET;  
THENCE SOUTH 89 DEGREES 40 MINUTES 39 SECONDS WEST, A DISTANCE OF 550.00 FEET;  
THENCE NORTH 00 DEGREES 19 MINUTES 21 SECONDS WEST, A DISTANCE OF 1550.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF ELLIOT ROAD;  
THENCE NORTH 89 DEGREES 40 MINUTES 39 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 443.13 FEET;  
THENCE SOUTH 00 DEGREES 23 MINUTES 48 SECONDS EAST, A DISTANCE OF 10.00 FEET;  
THENCE NORTH 89 DEGREES 40 MINUTES 39 SECONDS EAST, A DISTANCE OF 106.86 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

A NON-EXCLUSIVE EASEMENT FOR PARKING, VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, AS CREATED BY EASEMENT AGREEMENT FOR PARKING, INGRESS AND EGRESS RECORDED IN RECORDING NO. 97-0632659, RECORDS OF MARICOPA COUNTY, ARIZONA.

## OWNER:

SAN CAPELLA APARTMENTS, LLC  
C/O MARK-TAYLOR, INC.  
8623 NORTH SCOTTSDALE ROAD  
SCOTTSDALE, ARIZONA, 85250  
CONTACT: JEFFREY L. MARK  
PHONE: 480-991-9111

## DEVELOPER:

MARK-TAYLOR, INC.  
8623 NORTH SCOTTSDALE ROAD  
SCOTTSDALE, ARIZONA, 85250  
CONTACT: JEFFREY L. MARK  
PHONE: 480-991-9111

## BENCH MARK:

CITY OF TEMPE BRASS CAP IN HANDHOLE AT THE INTERSECTION OF ELLIOT ROAD AND HARDY DRIVE.  
ELEVATION: 1212.85 (CITY OF TEMPE DATUM)

## BASIS OF BEARING:

THE BASIS OF BEARING USED FOR THIS PLAT IS N89°40'39" E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 4 EAST, ALSO BEING THE MONUMENT LINE OF ELLIOT ROAD.

## CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

STEVEN C. BURFORD, R.L.S.  
ARIZONA NO. 26409

*Handwritten Signature*  
9/19/12

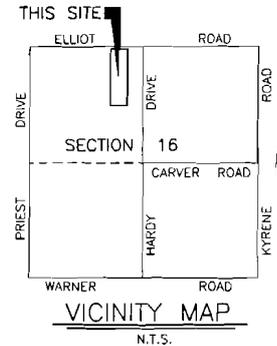


## AREA:

NET: 19.476± ACRES  
CROSS: 20.328± ACRES

## SITE ADDRESS:

SAN CAPELLA APARTMENT COMMUNITY  
1155 WEST ELLIOT ROAD  
TEMPE, ARIZONA, 85284



## 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" REBAR. R.L.S. #26409.
- 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 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.

## DRAINAGE STATEMENT:

THE UNDERGROUND RETENTION SYSTEM AND DRYWELLS AS SHOWN ON THE GRADING AND DRAINAGE PLANS 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 WATERS SHOWN ON THE DESIGN PLANS. THE FOREGOING RESTRICTION CANNOT BE CHANGED WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY OF TEMPE ENGINEER.

## FLOOD PLAIN CERTIFICATION:

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE "X" (DOTTED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 04013C2630C, DATED SEPTEMBER 30, 2005. ZONE "X" (DOTTED) IS DEFINED AS AREAS OF 0.2% 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.

SAN CAPELLA APARTMENT COMMUNITY



SHEET 1 OF 3

DATE PREPARED: MAR 2012

DS110692 SBDXXXX RECXXXX

RECXXXX  
SBDXXX  
DS110692

**BOUNDARY LINE TABLE**

Course	Bearing	Distance
L1	S 74°24'56" E	47.43(R)
L1	S 74°25'29" E	47.35(M)
L2	N 89°40'39" E	216.06(R)
L3	N 00°19'21" W	13.00(R)
L4	N 89°40'39" W	181.45(R)
L4	N 89°40'18" E	181.55(M)
L5	S 00°25'48" E	10.00(R)
L5	S 00°31'32" E	10.03(M)
L6	N 89°42'06" E	106.76(M)
L6	N 89°40'39" E	106.86(R)

**PRIEST DRIVE**

N.W. COR., SEC. 16,  
T-1-S, R-4-E,  
FD. C.O.T. B.C.H.H.



**LOT 1**  
TEMPE BUSINESS CENTER  
(BK. 470, PG. 43, M.C.R.)

**LOT 2**  
TEMPE BUSINESS CENTER  
(BK. 470, PG. 43, M.C.R.)

A.P.N. 301-53-012T  
CP CENTER 05 A LLC/ETAL

FD. REBAR W/CAP  
R.L.S.# 19344.

N00°19'21"W 1550.00'(R)  
N00°19'01"W 1550.00'(M)

8' UNDERGROUND ELECTRIC EASEMENT  
PER DOC. NO. 92-0006052.

**LOT 12**  
AUTOPLEX PHASE TWO AMENDED  
(BK. 448, PG. 89, M.C.R.)

**LOT 11**  
AUTOPLEX PHASE TWO  
(BK. 421, PG. 20, M.C.R.)

**LOT 1 AREA:**  
NET: 19.476± ACRES  
GROSS: 20.328± ACRES

A.P.N. 301-53-011E  
DESERT VISTA LLC

P.O.B. PER LEGAL DESCRIPTION  
FD. REBAR W/CAP R.L.S.# 19344.  
A.P.N. 301-53-011C  
CITY CHEN PHOENIX I  
LLC/CITY CHEN PHOENIX II

N.1/4 COR., SEC. 16,  
T-1-S, R-4-E,  
FD. C.O.T. B.C.H.H.

**HARDY DRIVE**

**ELLIOT ROAD**

20' BICYCLE PATH, LANDSCAPING, BIKE PATH  
LIGHTING EASEMENT PER DOC. NO. 97-0605477.

**LEGEND:**

- (R) -RECORD.
- (M) -MEASURED.
- R/W -RIGHT OF WAY.
- FD. -FOUND.
- A.P.N. -ASSESSORS PARCEL NUMBER.
- B.C.H.H. -BRASS CAP IN HANDHOLE.
- M.C.R. -MARICOPA COUNTY RECORDER.
- R.L.S. -REGISTERED LAND SURVEYOR.
- B.O.B. -BASIS OF BEARING.
- C.O.T. -CITY OF TEMPE.
- P.O.B. -POINT OF BEGINNING.
- SUBDIVISION BOUNDARY.
- - - CENTERLINE.
- - - EASEMENT LINE.
- -CORNER OF SUBDIVISION.
- -FOUND MONUMENT AS NOTED.



RECXXXX SBDXXX DS110692

SAN CAPELLA APARTMENT  
COMMUNITY  
SHEET 2 OF 3

	6100 HOUSTON 16TH STREET PHOENIX, AZ 85018 TEL 602.950.1100 FAX 602.950.2100	
	PREPARED BY: J.R. HANSEN 41788	DATE PREPARED: D.S.R.

\\11788\41788\_Plan\_S41\_S42.dwg March 18, 2012 1:30 p.m. Scale: 1"=60' Plot Date: