

FINAL P.A.D. FOR IKEA

A PORTION OF THE SOUTHEAST QUARTER SECTION 17, TOWNSHIP 1 SOUTH, RANGE 4 EAST
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

BOOK 673 PAGE 4
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2004-0208286
08012086 12:51 PM

DESIGN LINE
W R G
4808 N. 22nd Street, Suite 150 Phoenix, AZ 85016
Tel. 602.977.8000 Fax. 602.977.8099
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

LEGAL DESCRIPTION

LOT 1A, A REPLAT OF LOT 1, "AMENDED FINAL PLAT FOR 'THE EMERALD' A REPLAT OF LOT 1" AS RECORDED IN BOOK 660 OF MAPS, PAGE 12, M.C.R., LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4 INCH IRON PIPE MARKING THE CENTER OF SECTION 17 AND THE NORTHWEST CORNER OF LOT 1, "THE EMERALD", FROM WHICH THE EAST QUARTER CORNER OF SECTION 17 BEARS N 89°22'26" E 2630.23 FEET;

THENCE N 89°22'26" E 1101.34 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER, SECTION 17, AND THE NORTH LINE OF LOT 1, "THE EMERALD", TO A POINT;

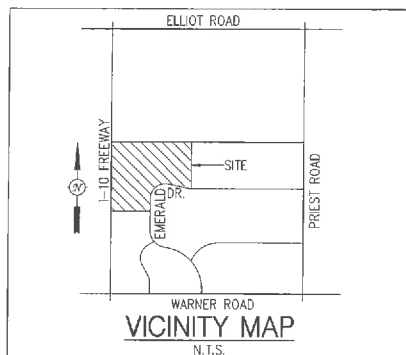
THENCE S 00°16'09" E 470.25 FEET, TO A POINT ON THE RIGHT-OF-WAY LINE OF S. EMERALD DRIVE BEING 33.00 FEET NORTHERLY OF THE CENTERLINE THEREOF, AND THE BEGINNING OF A 508.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID RIGHT-OF-WAY LINE AND CURVE 703.10 FEET THROUGH A CENTRAL ANGLE OF 79°18'03 AND A LONG CHORD OF WHICH BEARS S 39°30'27" W 648.31 FEET, TO A POINT;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE S 00°08'35" E 163.46 FEET, TO A POINT;

THENCE S 89°43'46" W 666.17 FEET, TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER, SECTION 17;

THENCE N 00°16'09" W 1125.12 FEET ALONG SAID WEST LINE, TO THE POINT OF BEGINNING.



BASIS OF BEARING

NORTH 89°22'26" EAST, BEING THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, PER THE PLAT OF "THE EMERALD" AS RECORDED IN BOOK 571 OF MAPS, PAGE 5, M.C.R.

BENCHMARK

A BRASS CAP IN HAND HOLE AT THE INTERSECTION OF CARYER ROAD AND PRIEST DRIVE.
CITY OF TEMPE.
ELEVATION = 1226.14 FEET

CONDITIONS OF APPROVAL: SPD-2003.77

- 1a. THE PUBLIC WORKS DEPARTMENT SHALL APPROVE ALL ROADWAY, ALLEY, AND UTILITY EASEMENT DEDICATIONS, DRIVEWAYS, STORM WATER RETENTION, AND STREET DRAINAGE PLANS, WATER AND SEWER CONSTRUCTION DRAWINGS, REFUSE PICKUP, AND OFF-SITE IMPROVEMENTS.
- b. NEW OFF-SITE IMPROVEMENTS FOR PROJECT ARE TO BE BUILT TO CURRENT STANDARDS, INCLUDING, BUT NOT LIMITED TO:
 - (1) WATER AND FIRE HYDRANTS
 - (2) SEWER LINES
 - (3) STORM DRAINS
 - (4) ROADWAY IMPROVEMENTS INCLUDING STREETLIGHTS, CURB, GUTTER, BIKEPATH, SIDEWALK, BUS SHELTER, AND RELATED AMENITIES.
- c. FEES TO BE PAID WITH THE DEVELOPMENT OF THIS PROJECT INCLUDE:
 - (1) WATER AND SEWER DEVELOPMENT FEES.
 - (2) WATER AND/OR SEWER PARTICIPATION CHARGES.
 - (3) INSPECTION AND TESTING FEES.
- 2a. PUBLIC IMPROVEMENTS MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS. ANY PHASING SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- b. ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE, UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT FOR THIS DEVELOPMENT IN ACCORDANCE WITH THE CODE OF THE CITY OF TEMPE - SECTION 25.120.
3. NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL OF THE CITY OF TEMPE.

APPROVAL

BY: Stephen Vanbur 2/24/04
DEVELOPMENT SERVICES DATE

OWNER/DEVELOPER

IKEA PROPERTY, INC.
496 W. CERMANTOWN PIKE
PLYMOUTH MEETING, PENNSYLVANIA 19462

ENGINEER

WRG Design, Inc.
4808 N. 22ND STREET, SUITE 150
PHOENIX, AZ 85016
PHONE: 602-977-8000
FAX: 602-977-8099

PROJECT ADDRESS

2110 W. IKEA WAY

CONSTRUCTION CODE

1994 UNIFORM BUILDING CODE
1991 UNIFORM MECHANICAL CODE
1991 UNIFORM PLUMBING CODE
1996 NATIONAL ELECTRICAL CODE
1997 UNIFORM FIRE CODE
1991 NATIONAL FIRE PROTECTION ASSOCIATION
CURRENT CITY OF TEMPE AMENDMENTS

CONSTRUCTION TYPE

TYPE 3A

STATEMENT OF OWNERS

WE HAVE REVIEWED THIS PLAN AND APPROVED THE DEVELOPMENT AS SHOWN.
SIGNED THIS 20th DAY OF February, 2004.

IKEA PROPERTY, INC.

BY: John Moore Cary Teanes, VP Margaret Jovan, sec.
JOHN MOORE CARY TEANES, VP MARGARET JOVAN, SECRETARY

ACKNOWLEDGMENT

STATE OF PENNSYLVANIA COUNTY OF Montgomery THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF February, 2004, BY: John Moore Cary Teanes, VP Margaret Jovan, sec. HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL OF NOTARY PUBLIC: James J. Polito MY COMMISSION EXPIRES: November 20, 2007

SURVEYORS CERTIFICATION

I, RICHARD A. STOCKMAN, HEREBY CERTIFY THAT THE LEGAL DESCRIPTION SHOWN ON THIS DOCUMENT IS TRUE AND CORRECT.

BY: R.A. Stockman 36326 2/19/04
RICHARD A. STOCKMAN REG. NO. DATE

FLOOD ZONE INFORMATION

THIS SITE IS LOCATED IN ZONE "X", AREAS OF 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. PER THE FLOOD INSURANCE RATE MAP NUMBER 04013C2630F, MARICOPA COUNTY, ARIZONA, DATED JULY 19, 2001.

FLOOD ZONE DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.

SITE DATA

PARCEL SIZE: ±1,019,911 SF
±23.4 ACRES

ZONING: RRC

BUILDING AREA: 1ST FLOOR 231,607 SF
2ND FLOOR 119,704 SF
TOTAL 351,311 SF

LOT COVERAGE: 23%

BUILDING HEIGHT: 42'-0"

NUMBER OF STORIES: 2

AUTOMATIC EXTINGUISHING SYSTEM: YES

PARKING REQUIREMENTS:

USER	RATIO REQUIRED	SPACES REQUIRED	SPACES PROVIDED
IKEA			
1ST 50,000 SF	1 SP/250 SF	200	N/A
2ND 50,000 SF	1 SP/275 SF	182	N/A
REMAINING RETAIL (251,311 SF)	1 SP/300 SF	838	N/A
TOTAL		1,220	1,300

RATIO PROVIDED 3.70 SP/1000 SF

BICYCLE PARKING: 1/3000 S.F. 116 116

LANDSCAPE COVERAGE: 140,192 SF (13.75%)

ENGINEER

I HEREBY CERTIFY THAT THE CONCEPTS SHOWN ON THESE PLANS WERE PREPARED UNDER MY DIRECTION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CONFORM TO ALL APPLICABLE ORDINANCES AND REQUIREMENTS.

Sally A. Curran, P.E.
SALLY A. CURRAN, P.E.

DS031130 SPD-2003.77 REC04018



PROJECT NO: 403347600
DATE: 02/19/04
DESIGNED BY: SAC
DRAWN BY: KLN
CHECKED BY: JAC

P.A.D.

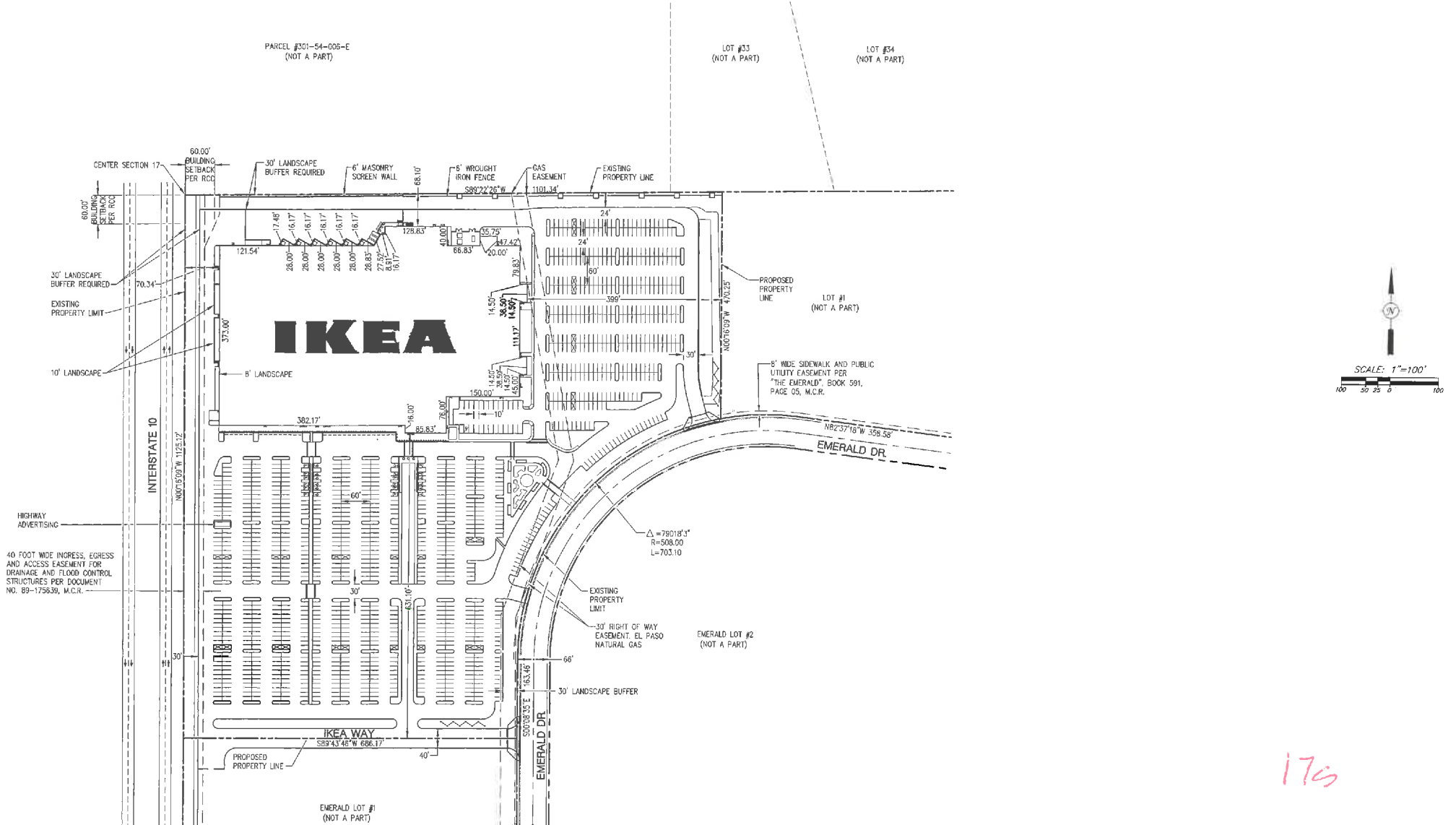
FINAL PLANNED AREA DEVELOPMENT FOR IKEA
IKEA PROPERTY, INC.
TEMPE, ARIZONA

FINAL P.A.D. FOR IKEA

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FINAL PLANNED AREA DEVELOPMENT FOR IKEA
IKEA PROPERTY, INC.
TEMPE, ARIZONA



DS031130 SPD-2003.77 REC04018

PROJECT NO: 4033476.00
DATE: 02/18/04
DESIGNED BY: SAC
DRAWN BY: KLN
CHECKED BY: JAC

P.A.D.

DS031130 SPD-2003.77 REC04018