

MASTER PLAN OF THE CROSSROADS OFFICE PARK LOT 17 AND 18

LEGAL DESCRIPTION

PARCEL A

That part of Lot Seventeen (17), THE CROSSROADS PARK, recorded in book 306 of Maps, page 26, records of Maricopa County Recorder, located in a portion of the Southeast quarter of the Southeast quarter of Section Eleven (11), Township One (1) South, Range Four (4) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 17; thence North 89 degrees 17 minutes 55 seconds East along the South line of said Lot 17, a distance of 145.00 feet; thence North 10 degrees 12 minutes 55 seconds East, a distance of 40.00 feet; thence South 89 degrees 17 minutes 55 seconds East, a distance of 40.00 feet; thence North 00 degrees 12 minutes 55 seconds East, a distance of 22.18 feet; thence North 19 degrees 47 minutes 05 seconds West, a distance of 150.86 feet; thence North 32 degrees 07 minutes 54 seconds West, a distance of 25.00 feet to a point on the Northerly line of said Lot 17 and a curve to the right having a radius of 272.81 feet which bears South 32 degrees 07 minutes 54 seconds East and a central angle of 32 degrees 30 minutes 57 seconds thence along said Northerly line and curve, a distance of 154.82 feet; thence continuing along said Northerly line, South 89 degrees 36 minutes 57 seconds East, a distance of 3.63 feet; thence along the Northeasterly line of said Lot 17, South 44 degrees 32 minutes 30 seconds East, a distance of 28.40 feet recorded, 27.81 (M); thence along the East line of said Lot 17, South 60 degrees 12 minutes 55 seconds West, a distance of 248.53 (R & M) to the POINT OF BEGINNING.

PARCEL B

All of Lot 18 and a portion of Lot 17, THE CROSSROADS OFFICE PARK, according to the plat of record in Book 306 of Maps, Page 26, records of Maricopa County, Arizona, and more particularly described as follows:

Beginning at the Southwest corner of said Lot 18; thence North 40° 39' 25" East along a northwesterly line of said Lot 18, a distance of 20.89 feet to a point on a curve - concave northerly, having a radius of 52.00 feet and whose center is radial to the last described course; thence southeasterly, easterly and northeasterly along the arc of said curve and along the North line of said Lot 18, through a central angle of 91° 03' 14", an arc length of 82.64 feet to a point of reverse curvature, concave southeasterly, having a radius of 52.00 feet; thence northeasterly along the arc of said curve and continuing along the North line of said Lot 18, through a central angle of 37° 57' 29", an arc length of 34.45 feet to a point; thence North 77° 13' 40" East and continuing along said North line, 13.60 feet to a point of curve concave northeasterly, having a radius of 330.00 feet; thence northeasterly along the arc of said curve and continuing along said North line, through a central angle of 22° 11' 17", an arc length of 127.79 feet; thence North 55° 22' 21" East and continuing along said North line and the North line of said Lot 17, a distance of 199.38 feet to a point of curve concave southeasterly, having a radius of 272.81 feet; thence northeasterly along the arc of said curve and along the North line of said Lot 17, through a central angle of 2° 29' 43", an arc length of 11.88 feet; thence South 12° 07' 54" East, 25.00 feet; thence South 19° 47' 05" East, 150.86 feet; thence South 0° 12' 55" West and parallel with the East line of said Lot 17, a distance of 22.18 feet; thence North 89° 17' 55" West and parallel with the South line of said Lot 17, a distance of 40.00 feet to a point on the South line of said Lot 17; thence North 0° 17' 55" West along the South line of said Lots 17 and 18, a distance of 449.51 feet to the point of beginning.

A-89-1.19

Approved request by KINDER CARE at 1773 E. McNair in the R-0, Residence Office District for the following:

- a. Use permit to allow a daycare center in the R-0 zoning district;
- b. Variance to increase the maximum allowable building height from 15' to 18'-6";
- d. Variance to waive the required landscape and stall;
- e. Variance to reduce the rear maneuvering from 23' to 12'.
(Continued from Board of Adjustment meeting January 25, 1989)

Approved, subject to the following conditions:

1. Masterplan be recorded prior to use permit becoming effective.
2. Cross access agreement be recorded on masterplan and with Building Safety Department.
3. Approval of building elevations, site and landscape plans by Design Review Board prior to issuance of building permit.
4. Lots 17 and 18 be tied by a parking affidavit to provide six more spaces for Lot 17.
5. Parking affidavit to be signed and recorded on Masterplan by affected parties prior to use permit becoming effective.
6. Masterplan be revised to reflect two (2) additional parking spaces on site for Lot 18.

PROJECT DATA

ADDRESS: 1773 E. McNAIR DRIVE
 ZONING: R-0 (RESIDENTIAL-OFFICE)
 PROPOSED USE: DAY CARE CENTER
 TYPE OF CONSTRUCTION: V-N
 PROPOSED ADJACENT LOT: 35,180 S.F.
 GROSS BUILDING AREA: 6,181 S.F.
 GROSS FLOOR AREA: 6,032 S.F.
 LOT COVERAGE: 17.58
 PARKING REQUIRED (PARCEL A): 30 SPACES BASED ON 1/200
 PARKING PROVIDED: 24 SPACES
 6 spaces provided per affidavit No. 87-221405 MCR
 LANDSCAPING REQUIRED: 3,518 S.F.
 LANDSCAPING PROVIDED: 22,216 S.F. ON-SITE
 HEIGHT ALLOWED: 15 FEET
 HEIGHT PROPOSED: 18.5 FEET ONE STORY

LEGEND

- ⊙ Number of Parking Stalls
- ▭ Ingress-Egress Easement

SYSTEMS	REQUIRED	PROVIDED
FRONT YARD	25'	25'
STREET SIDE	25'	25'
REAR	15'	15'
STREET SIDE	10'	36'
REAR	15'	112' approx.

APPROVAL

CITY OF TEMPE PLANNING DEPARTMENT

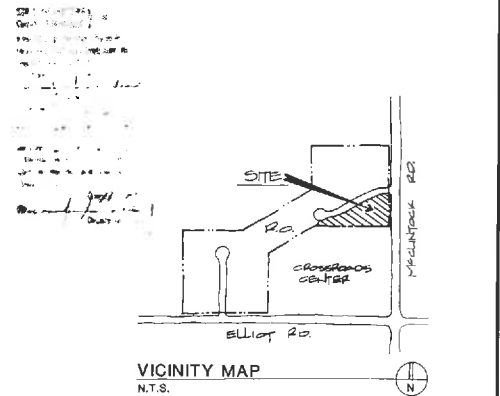
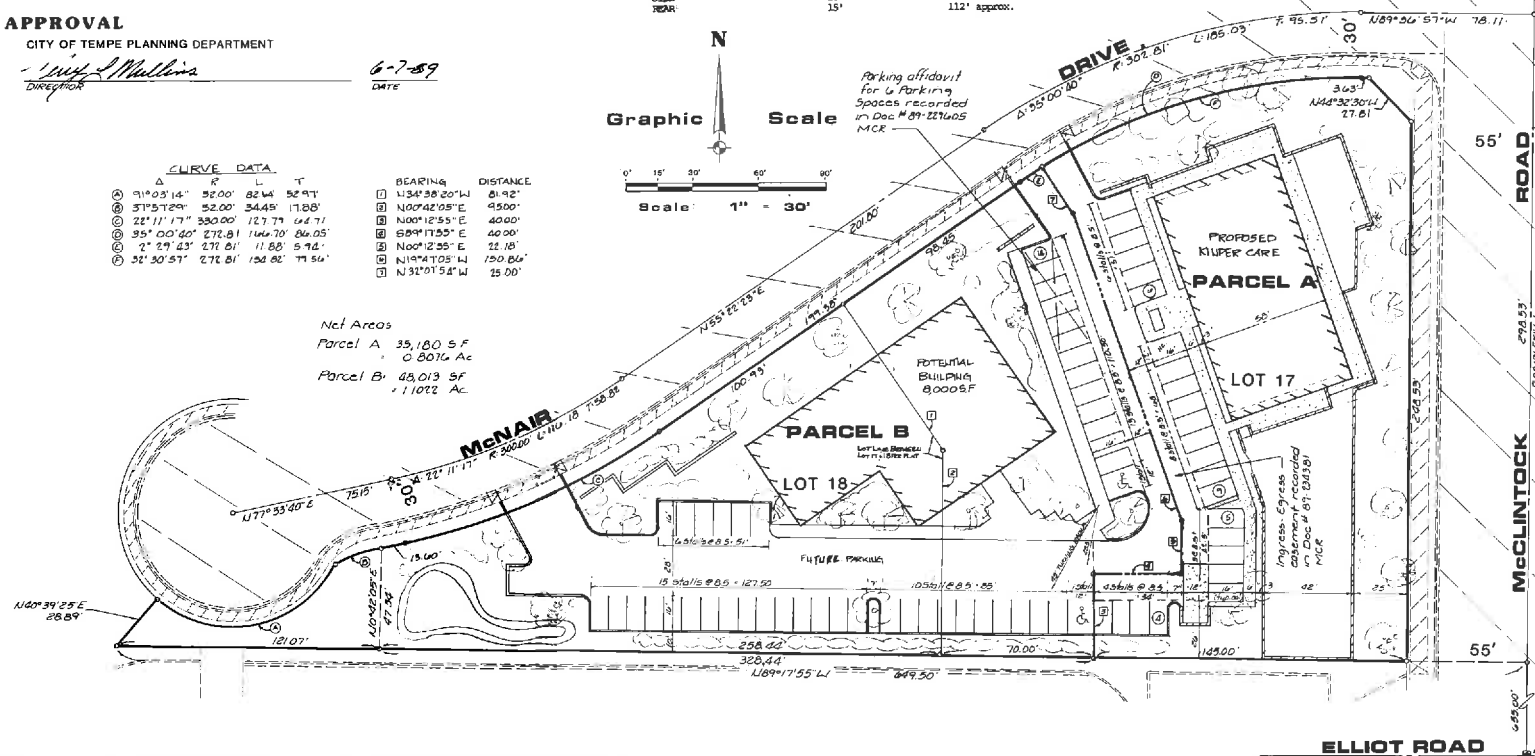
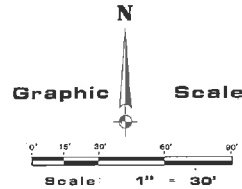
Luigi S. Muller
 DIRECTOR

6-7-89
 DATE

Δ	BEARING	R	L	T
①	71°03'14"	52.00	82.64	52.91
②	57°53'29"	52.00	34.45	11.88
③	22°11'17"	330.00	127.79	14.71
④	95°12'01"	272.81	144.70	84.05
⑤	2°29'43"	272.81	11.88	5.12
⑥	32°30'57"	272.81	154.82	71.56

□	BEARING	DISTANCE
①	N34°38'20"W	81.92'
②	N00°42'05"E	4500'
③	N00°18'55"E	4000'
④	S89°17'55"E	40.00'
⑤	N00°12'55"E	22.18'
⑥	N19°41'05"W	150.86'
⑦	N32°01'54"W	25.00'

Net Areas
 Parcel A: 35,180 S.F.
 0.8076 Ac
 Parcel B: 43,013 S.F.
 1.1072 Ac



PREPARED BY
COX DEVELOPMENT INC.

MASTER PLAN
 OF
 LOT 17 & 18 OF
 THE CROSSROADS OFFICE PARK

DRAWN BY: DKB
 CHECKED BY: DFK
 FIELD WORK BY: [Signature]
 DATE: 3-89
 SHEET NUMBER: 1 OF 1

Keogh Engineering, Inc.
 7200 NORTH 16TH STREET • SUITE 414 • PHOENIX, ARIZONA 85020
 PHONE (602) 393-0990

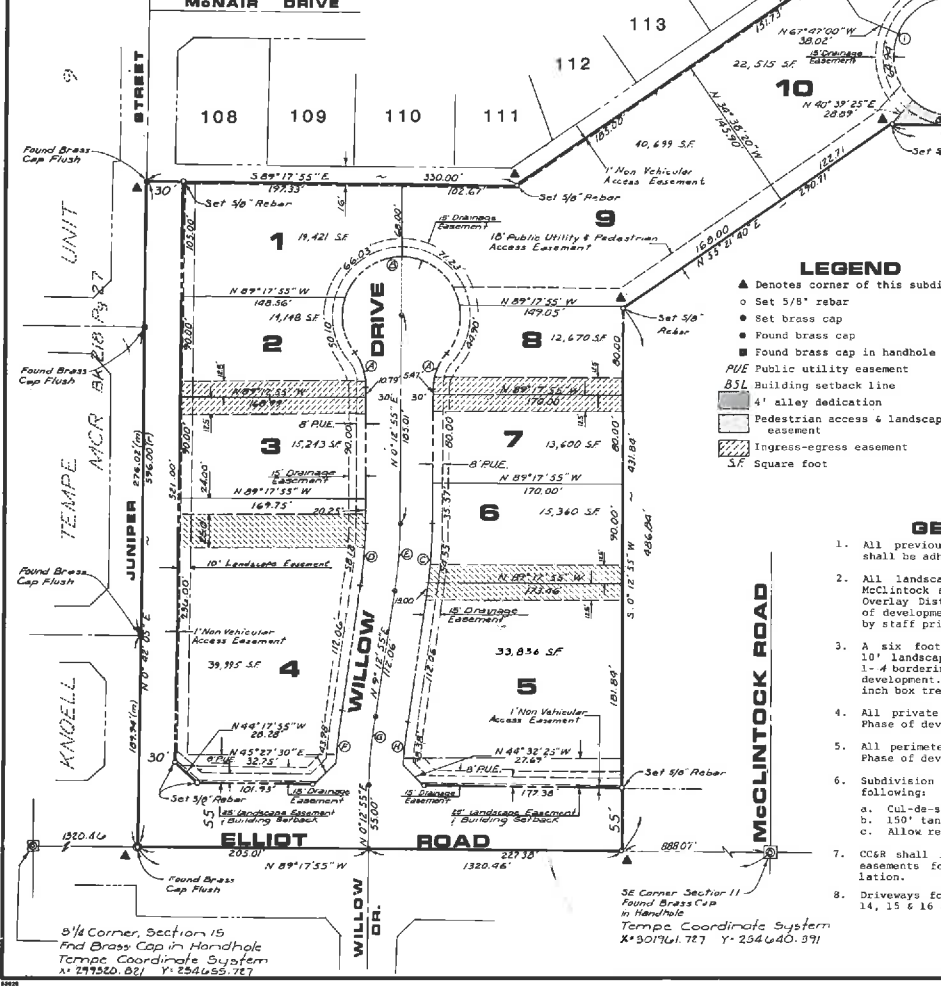
S.E. Corner, Section 11
 T. 1 S., R. 6 E.

JOB NO: 16341
 MAP NO: E-16341

FINAL SUBDIVISION PLAT FOR

THE CROSSROADS OFFICE PARK

A PORTION OF THE SE 1/4,
OF THE SE 1/4, SECTION 11,
T.1S., R.4E., G. & S.R.B. & M.,
MARICOPA COUNTY,
ARIZONA



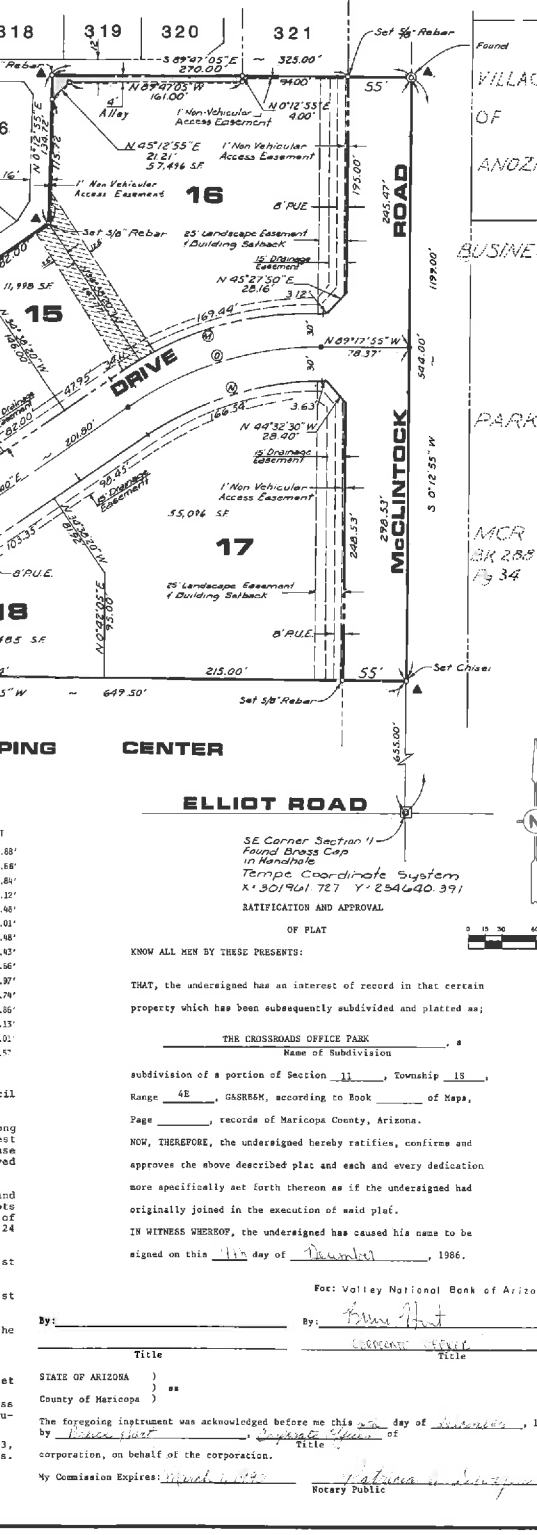
LEGEND

- ▲ Denotes corner of this subdivision
- Set 5/8" rebar
- Set brass cap
- Found brass cap
- Found brass cap in handhole
- PUE Public utility easement
- BSL Building setback line
- 4' alley dedication
- Pedestrian access & landscape easement
- Ingress-egress easement
- Square foot

CURVE DATA

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	
57° 57' 29"	92.00'	38.45'	17.88'	235° 54' 58"	52.00'	232.26'	-66.84'	9° 00' 00"	430.30'	47.55'	33.84'	9° 00' 00"	370.00'	58.12'	29.12'
9° 00' 00"	400.00'	62.83'	31.48'	5° 51' 35"	450.00'	45.98'	22.01'	9° 00' 00"	400.00'	62.83'	31.48'	6° 00' 00"	370.00'	38.85'	19.43'
1° 25' 54' 58"	52.00'	232.26'	-66.84'	22° 12' 00"	270.00'	104.92'	52.97'	22° 12' 00"	330.00'	127.88'	84.74'	1° 22' 12' 00"	300.00'	116.24'	58.85'
1° 22' 12' 00"	300.00'	116.24'	58.85'	1° 22' 12' 00"	330.00'	127.88'	84.74'	1° 22' 12' 00"	300.00'	116.24'	58.85'	1° 22' 12' 00"	300.00'	116.24'	58.85'
1° 22' 12' 00"	300.00'	116.24'	58.85'	1° 22' 12' 00"	300.00'	116.24'	58.85'	1° 22' 12' 00"	300.00'	116.24'	58.85'	1° 22' 12' 00"	300.00'	116.24'	58.85'

- ### GENERAL NOTES
- All previous applicable conditions of City Council shall be adhered to.
 - All landscaping in the public right-of-way along McClintock and Elliot shall conform to the Southwest Overlay District and be installed with the 1st phase of development. The landscaping plan shall be approved by staff prior to City Council.
 - A six foot (6') decorative wall, 1' N.V.E., and 10' landscaping strip shall be installed along lots 1-4 bordering Juniper Street with the 1st Phase of development. The landscaping plan shall include 24 inch box trees 15' o.c.
 - All private drives shall be installed with the 1st Phase of development.
 - All perimeter walls shall be installed with the 1st Phase of development.
 - Subdivision Ord. 381. waivers to be limited to the following:
 - Cul-de-sac length
 - 150' tangent section requirement
 - Allow reverse frontage along a non-arterial street
 - CC&R shall incorporate stipulations for cross-access easements for refuse collection and required circulation.
 - Driveways for Lots 2, 3, 4, 5, 6, 7, 8, 9, 12, 13, 14, 15 & 16 are allowed only ingress-egress easements.



DEDICATION

STATE OF ARIZONA } 55
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS: That Crossroads Venture, an Arizona General Partnership, as owner, has subdivided under the name of THE CROSSROADS OFFICE PARK a portion of the Southeast quarter of the Southeast quarter, Section 11, Township 1 South, Range 4 East, 6th and Salt River Base and Meridian, Maricopa County, Arizona, as shown platted herein and hereby publishes this plat as and for the plat of said THE CROSSROADS OFFICE PARK and hereby declares that said plat sets forth the location and gives the dimensions and measurements of the lots, streets and easements constituting same and that each lot, street and easement shall be known by the number or name that is given to each respectively on said plat and Crossroads Venture, as owner, hereby dedicates to the public for use as such, the streets and alley shown on said plat and included in the above described premises. Easements are dedicated for the purpose as shown.

IN WITNESS WHEREOF: Crossroads Venture, as owner, has heretofore caused its name to be signed by the undersigned persons therunto authorized so to do.

Crossroads Venture, an Arizona general partnership:

By: [Signature] Title: General Partner
of S111 Properties, Inc., General Partner of Cox Homes, Inc., General Partner

By: [Signature] Title: President
of S111 Properties, Inc., General Partner of Cox Homes, Inc., General Partner

ACKNOWLEDGEMENT

STATE OF ARIZONA } 55
COUNTY OF MARICOPA

On this the 11th day of December, 1986, before me, the undersigned officer, personally appeared [Signature] who acknowledged himself/herself to be the General Partner of S111 Properties, Inc., a California corporation, as General Partner of Crossroads Venture, an Arizona general partnership, and that he/she as such officer, being authorized so to do, executed the foregoing instrument for the purpose contained by signing the name of the corporation as General Partner by himself/herself as such officer.

In witness whereof: I heretofore set my hand and official seal.

My Commission Expires: 11-15-87

Notary Public

STATE OF ARIZONA } 55
COUNTY OF MARICOPA

On this the 3 day of November, 1986, before me, the undersigned officer, personally appeared [Signature] who acknowledged himself/herself to be the General Partner of Cox Homes, Inc., an Arizona corporation, as General Partner of Crossroads Venture, an Arizona general partnership, and that he/she as such officer, being authorized so to do, executed the foregoing instrument for the purpose contained by signing the name of the corporation as General Partner by himself/herself as such officer.

In witness whereof: I heretofore set my hand and official seal.

My Commission Expires: July 4, 1990

Notary Public

CERTIFICATION

This is to certify that the plat is correct and accurate and that the monuments described have been located, or set as indicated on said plat, and that the survey and division of the premises described and platted herein was made under my direction during the month of DEC, 1986.

By: [Signature] Reg. No. 10746 Date 12-3-86
Notary Public

APPROVALS

Approved by the Mayor and Council of the City of Tempe, Arizona, this 22 day of May, 1986.

By: [Signature] City Clerk
By: [Signature] City Engineer
By: [Signature] Planning Director

THE CROSSROADS OFFICE PARK

Keogh & McRae, Inc.
1846 W. MISSOURI SUITE 200 PHOENIX, ARIZONA 85016 PHONE 248-8484

JOB NO. 18341 MAP NO. E-18341