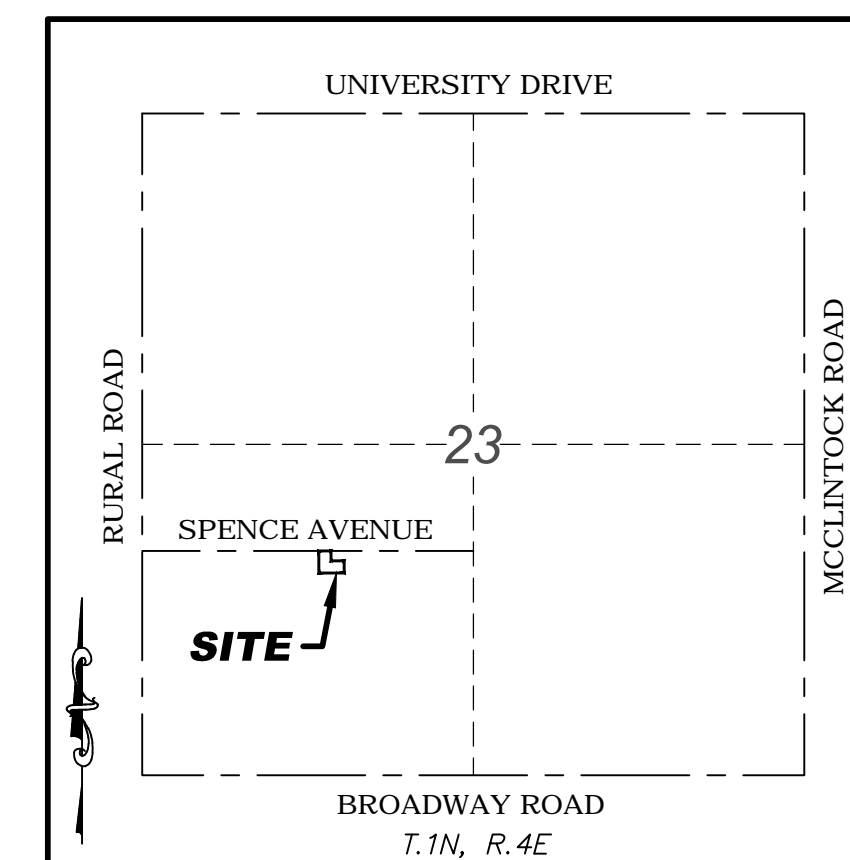


A SUBDIVISION PLAT FOR TEMPE MICRO ESTATES

A RE-PLAT OF LOTS 5 & 6 OF 'HALSINGBORG', ACCORDING TO BOOK 41, PAGE 35, LOCATED IN THE NORTH HALF AND SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
N.T.S.

SIG
 SURVEY INNOVATION GROUP, INC.
 Land Surveying Services
 22425 N. 16th ST., SUITE 1
 PHOENIX, ARIZONA 85024
 PHONE (480) 922-0780
 FAX (480) 922-0781
 WWW.SIGSURVEYAZ.COM

DEDICATION

CITY OF TEMPE, A MUNICIPAL CORPORATION, AS OWNER, HAS PLATTED UNDER THE NAME OF "TEMPE MICRO ESTATES" LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS RE-PLAT OF "HALSINGBORG" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS EASEMENTS CONSTITUTING THE SAME AND THAT EACH LOT AND EASEMENT SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF TEMPE FOR PUBLIC USE SUCH EASEMENTS AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

CITY OF TEMPE, A MUNICIPAL CORPORATION, AS OWNER, HEREBY DEDICATES TRACT A FOR THE PURPOSE OF COMMON AREA, SHARED ACCESS, SEWER EASEMENT AND WATERLINE EASEMENT.

OWNER

CITY OF TEMPE
31 E 5TH STREET
TEMPE, AZ 85281

DEVELOPER

1444 RITA, LLC
AN ARIZONA LIMITED LIABILITY COMPANY
511 W UNIVERSITY DRIVE #4
TEMPE, AZ 85281
PHONE: 480-517-1589
CONTACT: DAVID CRUMMEY

LEGEND

●	FOUND CAP HANDHOLE	
●	FOUND CAP FLUSH	
●	FOUND 1/2" REBAR WITH CAP RLS #53160, UNLESS OTHERWISE NOTED	
○	SET 1/2" REBAR, CAP #52139	
DKT., PG.	DOCKET, PAGE	CENTERLINE
R/W	RIGHT OF WAY	PROPERTY LINE
ESMT	EASEMENT	WATERLINE EASEMENT
REF.	REFERENCE	SEWER EASEMENT
DOC.	DOCUMENT	ADJACENT PROPERTY
SE	SEWER EASEMENT	
WLE	WATERLINE EASEMENT	

BENCHMARK

FOUND 3" BRASS CAP IN HANDHOLE AT THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST G&SRBM. TEMPE SURVEY CONTROL PLAT.
ELEVATION = 1171.08 COT DATUM.

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST, PER CITY OF TEMPE SURVEY CONTROL PLAT.
SAID LINE BEARS NORTH 00°04'37" WEST

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS _____ DAY OF _____ 2019.

BY: _____ DATE _____
MAYOR

ATTEST: _____ DATE _____
CITY CLERK

BY: _____ DATE _____
CITY ENGINEER

BY: _____ DATE _____
COMMUNITY DEVELOPMENT

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF FEBRUARY 2019; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT POSITIONS ARE CORRECTLY SHOWN AND THE SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JERRY L. DODD JR., RLS #52139
22425 N. 16TH ST, SUITE NO. 1
PHOENIX, ARIZONA
(480)922-0780
JERRYD@SIGSURVEYAZ.COM

DATE

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 2019 BEFORE ME, THE UNDERSIGNED,

PERSONALLY APPEARED CHRIS ANDERSON, WHO ACKNOWLEDGED HIMSELF 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____ EXPIRES: _____
NOTARY PUBLIC

LEGAL DESCRIPTION (PRIOR TO THIS SUBDIVISION)

LOTS 5 AND 6, OF HALSINGBORG, ACCORDING TO BOOK 41 OF MAPS, PAGE 35, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

NOTES

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-578.
- LOT CORNERS TO BE SET WITH 1/2" REBAR, RLS #52139.
- 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 RETAIN THE RUNOFF VOLUME FROM THE 100-YEAR DESIGN STORM AND SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER OR THEIR ASSIGNEE OR LESSEE 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.

FLOODPLAIN DESIGNATION

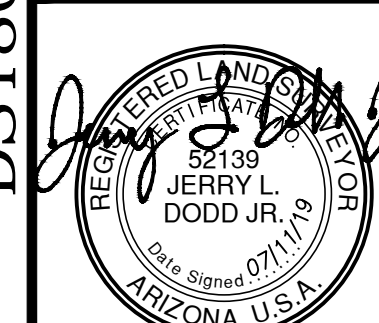
ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2245L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

REC190034

SBD190004

DS180283

FINAL PLAT
 TEMP MICRO ESTATES
 TEMPE, ARIZONA



DRAWING NAME:
2018-279 PLAT
JOB NO. 2018-279
DRAWN: JLD
CHECKED: JAS
DATE: 07/11/2019
SCALE: N.T.S.
SHEET: 1 OF 2

RURAL ROAD
N0°04'37"W 2641.12'
(BASIS OF BEARING)

WEST QUARTER CORNER SECTION 23
T1N, R4E
FOUND 3" CITY OF TEMPE
BRASS CAP IN HANDHOLE, DOWN 0.5'

BONARDEN LANE

SPENCE AVENUE

RITA LANE

TRACT A

TRACT A

RITA LANE

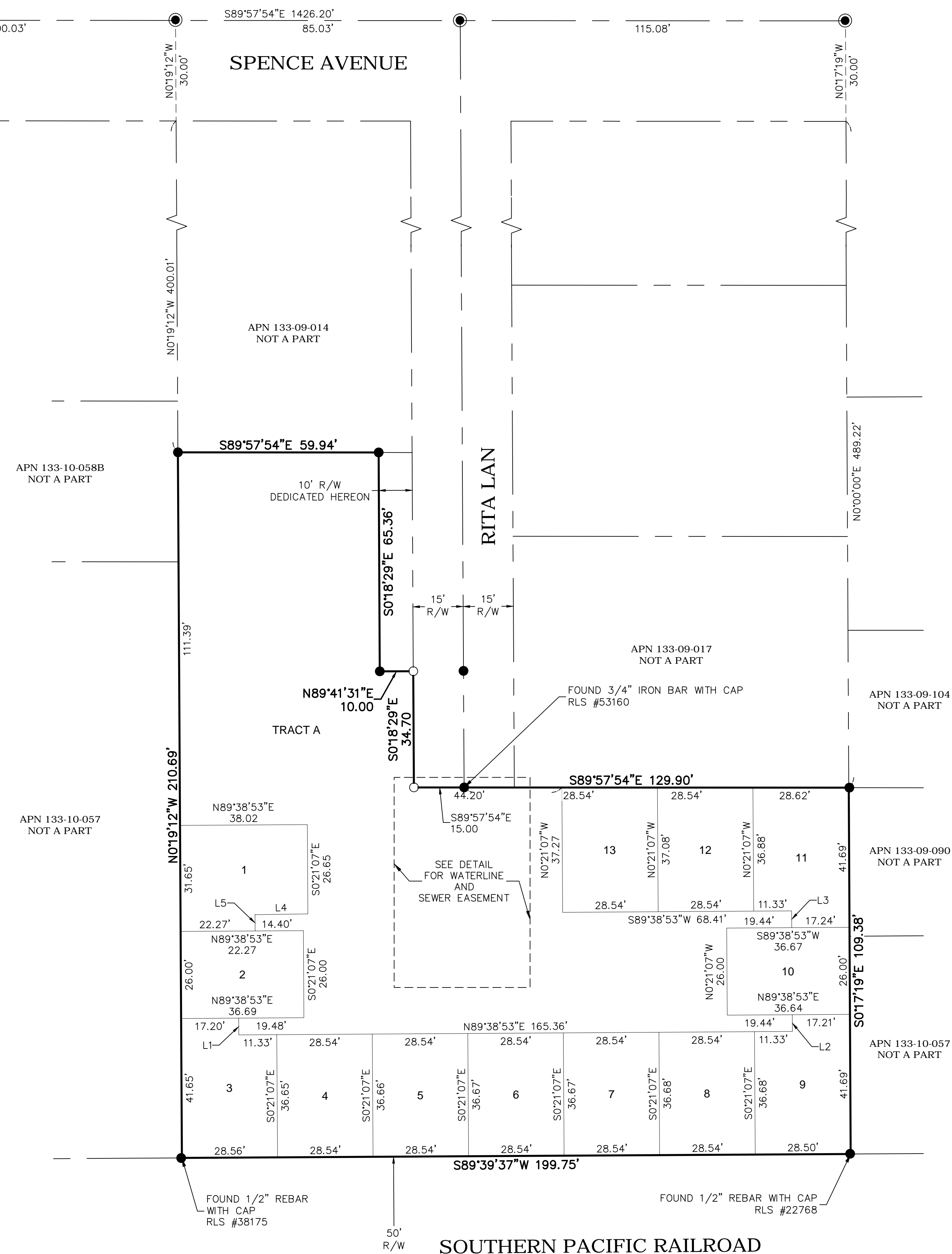
DETAIL

1950.90'

SOUTHWEST CORNER SECTION 23
T1N, R4E
FOUND BRASS CAP IN HANDHOLE

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	1,126	0.026
2	954	0.022
3	1,132	0.026
4	1,046	0.024
5	1,046	0.024
6	1,046	0.024
7	1,047	0.024
8	1,047	0.024
9	1,132	0.026
10	953	0.022
11	1,138	0.026
12	1,055	0.024
13	1,061	0.024

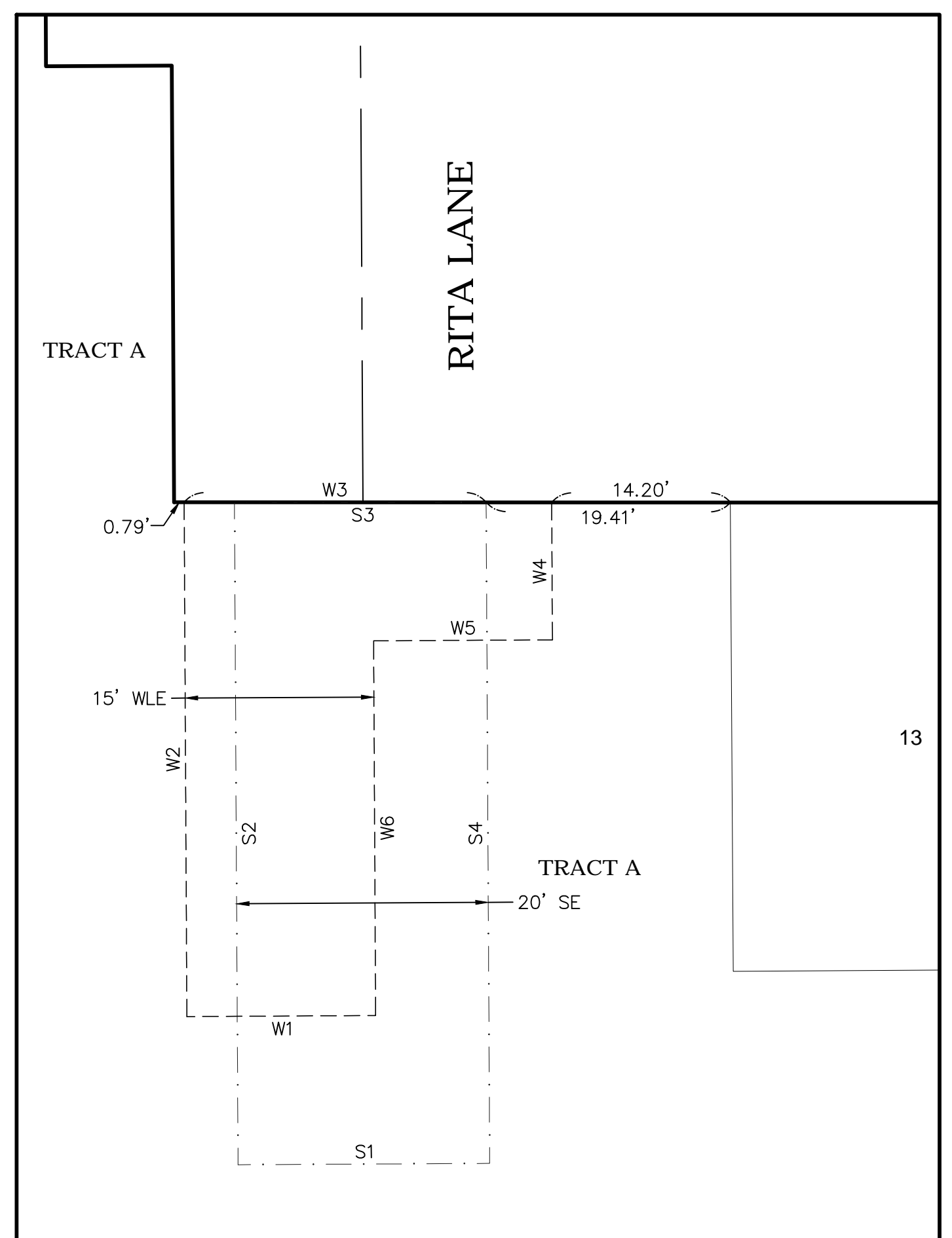
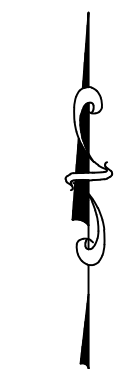
TRACT USE TABLE		
TRACT	AREA (SF)	AREA (AC)
A	14,538	0.334



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S0°21'07"E	5.00'
L2	N0°21'07"W	5.00'
L3	N0°21'07"W	5.00'
L4	S89°09'05"W	15.77'
L5	S0°21'07"E	4.86'

SEWER LINE TABLE		
LINE	DIRECTION	LENGTH
S1	N89°41'31"E	20.00'
S2	S0°18'29"E	52.67'
S3	N89°57'54"W	20.00'
S4	N0°18'29"W	52.55'

WATER LINE TABLE		
LINE	DIRECTION	LENGTH
W1	N89°41'31"E	15.00'
W2	S0°18'29"E	40.89'
W3	N89°57'54"W	29.21'
W4	N0°18'29"W	10.93'
W5	N89°41'31"E	14.21'
W6	N0°18'29"W	29.79'



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REC190034

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FINAL PLAT

TEMP MICRO ESTATES

TEMPE, ARIZONA



DS180283

DRAWING NAME:
2018-279 PLAT

JOB NO. 2018-279

DRAWN: JLD

CHECKED: JAS

DATE: 07/11/2019

SCALE: 1"=30'

SHEET: 2 OF 2