

Staff Summary Report – REVISED PLATS



City Council Meeting Date: 07/17/08

Agenda Item Number: 5

SUBJECT: Request for a Condominium Plat for APACHE ASL TRAILS located at 2428 East Apache Boulevard.

DOCUMENT NAME: 20080717dsk02

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **APACHE ASL TRAILS (PL070371)** (Cardinal Capital Management, Inc., owner; Brian Qualls, LP/GAS Engineering, applicant) for a Condominium Plat for a mixed-use development serving special needs seniors, consisting of approximately 75 apartments and four commercial retail, office and restaurant spaces on Lot 1, on 1.8 acres located at 2428 E. Apache, in the MU-4 Mixed Use District. The request includes the following:

SBD08022 – Condominium Plat for four commercial condominium units on Lot 1.

PREPARED BY: Diana Kaminski, Senior Planner (480-858-2391)

REVIEWED BY: Lisa Collins, Development Services Planning Director (480-350-8989) 
Chris Anaradian, Development Services Department Manager (480-858-2204)

LEGAL REVIEW BY: N/A

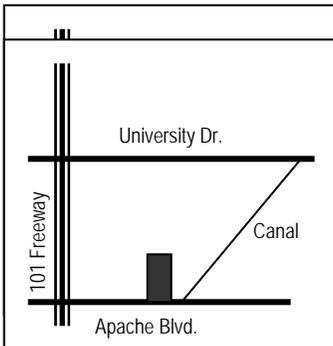
FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to condition

ADDITIONAL INFO:

Gross/Net site area of Lot 1	1.87 acres
Number of units on Lot 1	4 commercial condominium spaces
Building area of Lot 1 & Lot 2	+/-180,000 sq. ft.
Lot Coverage	30% (50% maximum allowed in CSS)
Density	41 du/ac
Building Height	65 ft
Landscaped area	20%
Vehicle Parking	189 spaces (219 min. required)
Bicycle Parking	56 spaces (111 minimum required)

The new development would have two **phases**: Lot 1 (west side) and Lot 2 (east side). This request does not require a neighborhood meeting.



- PAGES:**
1. List of Attachments
 2. Comments / Reasons for Approval / Conditions of Approval
 3. History & Facts / Zoning & Development Code Reference

- ATTACHMENTS:**
1. Location Map
 2. Aerial Photo
 3. Letter of Explanation
 4. Site Plan
 - 5-8. Condominium Plat - REVISED

COMMENTS:

The applicant is requesting approval for Condominium Plat for a project consisting of a 4-story building with apartments and commercial office and retail space with possible small scale restaurant uses on Lot 1 of the Apache ASL Trails development. This site is located at the southern edge of Victory Acres Neighborhood, on the north side of Apache Boulevard and the east side of Lebanon Lane. There are six single family homes and a church directly north of the site. The project consists of two four-story buildings with residential apartments on Lot 1 (west side) and condominiums on Lot 2 (east side), 7,500 s.f. of commercial office and retail space and 2,500 s.f. of restaurant uses, with shared surface and podium parking, within approximately 180,000 s.f. of building area. The new development would be completed in two phases, developing from west to east, with two new lots financed with two different housing products. The applicant has an approved General Plan Amendment, Zoning Amendment, Planned Area Development, Final Subdivision Plat and Development Plan Review for Lot 1. For further processing of the proposed plan, the applicant will need approvals for a Development Plan Review of the site plan, landscape design, and building elevations for Lot 2 as well as a Horizontal Regime Subdivision, to create individual for-sale residential and commercial condominium units on Lot 2.

Conclusion

The proposed Condominium Subdivision Plat fulfills the requirements of the Zoning and Development Code and the Tempe City Code for Subdivisions and is necessary for implementation of the proposed Planned Area Development. Staff recommends approval of the requested Final Subdivision Plat.

REASONS FOR APPROVAL:

1. The site has access to a public street and meets the technical standards of the City Code, Chapter 30, Subdivisions.
2. The Subdivision Plat fulfills conditions of the approved Development Plan Review.

CONDITIONS OF APPROVAL:

1. The Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department on or before July 17, 2009. Failure to record the plan within one year of City Council approval shall make the plan null and void.

HISTORY & FACTS:

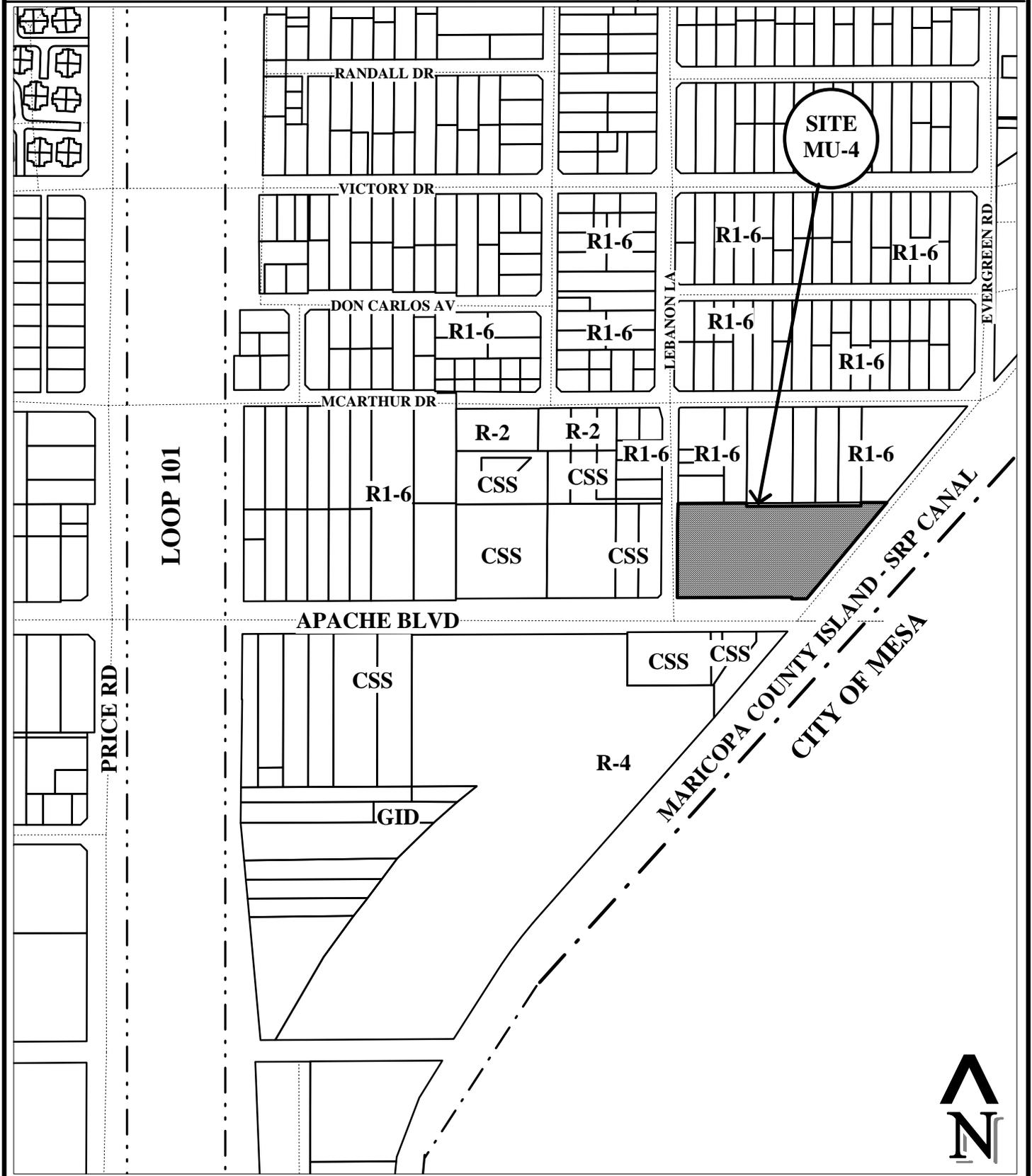
- November 22, 1978 City documents indicate that an abandoned house on this site caught fire and burned. No information on the original construction of the property.
- June 1984 Code enforcement actions for weeds on site.
- December 17, 1990 Board of Adjustment denied a request for Bud Robert's Tire Storage Facility to obtain a use permit for tire storage as an ancillary use to a primary business on a non-adjacent site and a request for six landscape and site wall variances.
- January 31, 1991 City Council approved the appeal of the Board of Adjustment decision, thereby allowing the use permit; the variances were modified through conditions of approval.
- March 1, 1991 Development Services Staff administratively approved a proposed landscape plan for the property.
- June 14, 1995 Development Services Staff administratively approved the installation of a diesel gas tank.
- October 9, 2007 Development Review Commission unanimously approved the requested General Plan Amendment, Zoning Map Amendment and Planned Area Development for a mixed-use development serving special needs seniors, consisting of approximately 75 apartments and 60 condominiums and approximately 10,000 sq. ft. of retail, office and restaurant space for a total +/-160,000 sq. ft. development on +/-2.27 acres.
- October 25, 2007 City Council introduced and held a first public hearing for the above request.
- November 8, 2007 City Council approved a General Plan Density Map Amendment, Zoning Map Amendment and Planned Area Development for a mixed-use development serving special needs seniors, consisting of approximately 75 apartments and 60 condominiums and approximately 10,000 sq. ft. of retail, office and restaurant space for a total +/-160,000 sq. ft. development on +/-2.27 acres.
- February 12, 2008 Development Review Commission recommended approval of a General Plan Density Map Amendment and Zoning Map Amendment for +/-1.06 acres and Planned Area Development Amendment for a mixed-use development serving special needs seniors, consisting of approximately 75 apartments and 60 condominiums and approximately 10,000 sq. ft. of retail, office and restaurant space for a total +/-160,000 sq. ft. development on +/-3.06 acres.
- February 21, 2008 City Council introduced and heard a first public hearing for the above request.
- February 26, 2008 Development Review Commission approved a Development Plan Review for a mixed-use development on the west side of the site (Lot 1) consisting of approximately 75 apartments serving special needs seniors, approximately 3,500 sq. ft. of retail and office space and 2,500 sq. ft. of restaurant space as the first phase of development on +/-1.82 out of +/-3.34 acres located at 2428 E. Apache, in the MU-4, Mixed-Use 4 Zoning District within the TOD Station Area Overlay.
- March 20, 2008 City Council approved General Plan Density Map Amendment, Zoning Map Amendment, Planned Area Development Overlay and a Final Subdivision Plat for Apache ASL Trails.

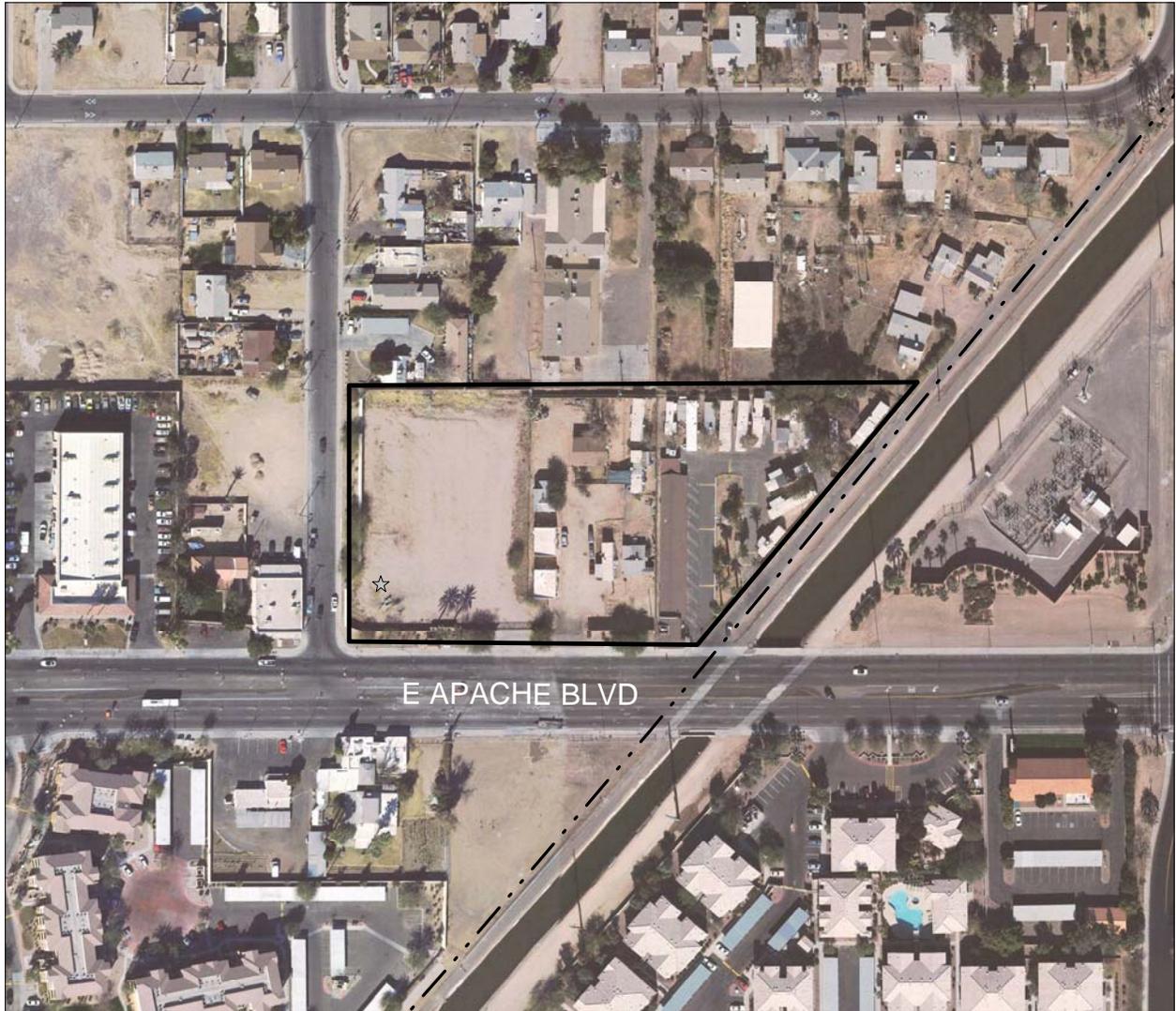
ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions

APACHE ASL TRAILS

PL070371





APACHE ASL TRAILS (PL070371)

Apache ASL Trails
Letter of Explanation

Apache ASL Trails is a new project proposed on a site located on the northeast corner of Apache Boulevard and Lebanon Lane. The site consists of 3.33 acres and is bounded to the north by a residential neighborhood of single family homes; vacant land to the east and the CAP canal; an apartment complex to the southwest and commercial/retail to the west. The Tempe General Plan (the General Plan) land use designation on the subject site is Mixed Use, Medium Residential. With the exception of the single family residential neighborhood to the north, the land surrounding the site is mixed use residential and High Density Residential. This infill site needs a creative development solution to present a new housing alternative that integrates well with the adjacent single family homes, apartments and commercial center.

Apache ASL Trails is completing a Condominium Plat to separate out the retail component into four Condominium Units of Lot 1 Apache ASL Trails Subdivision Plat. The purpose of this plat is to eliminate Apache ASL Trails Limited Partnership from owning the retail components and allowing them to sell the retail units to private entities.

APACHE ASL TRAILS CONDOMINIUM

A REPLAT OF LOT 1, APACHE ASL TRAILS, AS RECORDED IN BOOK XXX OF MAPS, PAGE XX AND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT APACHE ASL TRAILS LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, AS OWNERS; HAVE REPLAINTED UNDER THE NAME OF "APACHE ASL TRAILS CONDOMINIUM", [in compliance with condominium section 33-1201 through 33-1270 of the Arizona Revised Statutes,] LOT 1, APACHE ASL TRAILS AS RECORDED IN BOOK XXX OF MAPS AT PAGE XX, RECORDS OF MARICOPA COUNTY, LOCATED WITHIN A PORTION OF THE NORTHWEST QUARTER SECTION 19, T. 1 N., R. 5 E. OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND HEREBY PUBLISHES THIS PLAT OF "APACHE ASL TRAILS CONDOMINIUM" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT, UNITS, STREETS, AND EASEMENTS CONSTITUTING THE SAME AND THAT EACH LOT, UNIT STREET, AND EASEMENT 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 STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

ACKNOWLEDGEMENT:

ON THIS _____ DAY OF _____, 2008 BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED ERICH SCHWENKER, PRESIDENT, 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 THEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____ NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____
 APACHE ASL TRAILS LIMITED PARTNERSHIP
 BY: ERICH SCHWENKER DATE: _____
 ITS: PRESIDENT

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION)

LOT 1, APACHE ASL TRAILS ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK XXX OF MAPS, PAGE XX;

OWNERS

APACHE ASL TRAILS LIMITED PARTNERSHIP
 6635 WEST HAPPY VALLEY ROAD
 SUITE A104 # 69
 GLENDALE, AZ. 85310

DEVELOPER

CARDINAL CAPITAL MANAGEMENT, INC., A WISCONSIN CORPORATION
 6635 WEST HAPPY VALLEY ROAD
 SUITE A104 #169
 GLENDALE, ARIZONA 85310

BENCH MARK

TOP OF BRASS CAP IN HAND HOLE NEAR THE INTERSECTION OF UNIVERSITY DRIVE AND EVERGREEN BEING THE NORTH QUARTER CORNER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA HAVING AN ELEVATION OF 1197.86' CITY OF TEMPE DATUM.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS N89°42'52"E ALONG THE NORTH LINE OF THE NW QUARTER OF SECTION 19, T1N, R5E, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BETWEEN 2 FOUND BRASS CAPS IN HAND HOLES AS SHOWN IN BOOK XXX OF MAPS, PAGE XX, M.C.R.

APPROVALS:

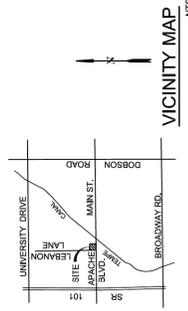
APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS _____ DAY OF _____ 2008.

BY: _____ MAYOR _____ DATE _____
 ATTEST: _____ CITY CLERK _____ DATE _____
 BY: _____ CITY ENGINEER _____ DATE _____
 BY: _____ DEVELOPMENT SERVICES _____ DATE _____

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREOF WAS MADE UNDER MY DIRECTION DURING THE MONTHS OF MARCH AND APRIL, 2008; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THE POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

RONALD J. BARBALA, L.S. 33307 _____ DATE _____



LEGEND

- MID SECTION LINE
- RIGHT-OF-WAY-LINE
- PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- SUBDIVISION CORNER PIN TO BE SET
- FOUND BRASS CAP IN HAND HOLE
- PROPERTY CORNER PIN TO BE SET
- MARICOPA COUNTY RECORDER
- M.C.R.

NOTES:

- 1) THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- 2) ALL LOT CORNERS TO BE SET WITH 1/2" REBAR RLS# 33307.
- 3) ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.

FLOOD CERTIFICATION:

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE "X" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C, PANEL NO. 2170G, DATED SEPTEMBER 30, 2005, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% 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



Geomatics Consulting Group, Inc.
 www.geomaticsconsulting.com
APACHE ASL TRAILS CONDOMINIUM
 AS REPEAT OF LOT 1, APACHE ASL TRAILS
 AS RECORDED IN BOOK XXX OF MAPS, PAGE XX
 RECORDS OF MARICOPA COUNTY, ARIZONA

PROJECT NO.: 081232 FILE: 081232 Plat.dwg
 DRAWN BY: J. HUNTER DATE: JULY 12, 2008
 CHECKED BY: _____
THIS SEAL IS VALID FOR THE STATE OF ARIZONA ONLY. IT IS VOID WHEREVER IT IS USED IN ANY OTHER STATE. THE STATE OF ARIZONA DOES NOT GUARANTEE THE ACCURACY OF THIS SEAL OR THE INFORMATION CONTAINED THEREIN. THE USER OF THIS SEAL ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE INCURRED BY ANY PARTY AS A RESULT OF THE USE OF THIS SEAL.

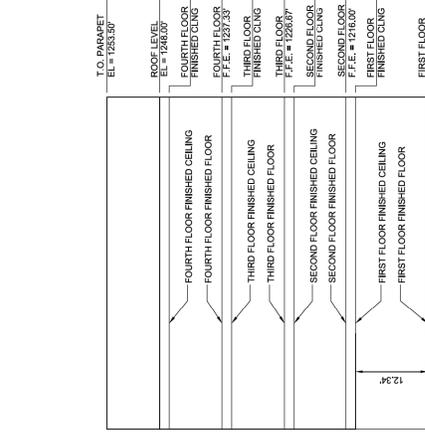
EXPRES 3-15-2011

SBD08022

DS071108

REC08033

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L27	14.14'	N45°00'00"W	L39	10.00'	N00°00'00"W
L28	8.00'	N00°00'00"E	L40	0.68'	N00°00'00"E
L29	8.00'	N00°00'00"E	L41	0.68'	N00°00'00"E
L30	4.88'	N00°00'00"E	L42	15.10'	N45°00'00"W
L31	0.51'	N00°00'00"E	L43	1.32'	N00°00'00"E
L32	6.00'	N00°00'00"E	L44	0.68'	S00°00'00"W
L33	8.64'	N00°00'00"W	L45	0.48'	N00°00'00"E
L34	0.68'	N00°00'00"E	L46	1.32'	N00°00'00"E
L35	0.47'	N00°00'00"E	L47	0.48'	S00°00'00"W
L36	5.50'	N00°00'00"E	L48	1.07'	N00°00'00"W
L37	0.47'	N00°00'00"E	L49	12.00'	S00°00'00"E
L38	32.87'	N00°00'00"E	L50	10.01'	N00°00'00"W
L39	0.68'	N00°00'00"E	L51	10.00'	N00°00'00"E
L40	1.00'	S00°00'00"E	L52	0.78'	N00°00'00"E
L41	48.50'	N00°00'00"E	L53	0.78'	S00°00'00"E
L42	126.00'	S00°00'00"E	L54	5.33'	N00°00'00"E
L43	12.72'	N00°00'00"E	L55	0.78'	N00°00'00"E
L44	0.68'	N00°00'00"E	L56	0.78'	N00°00'00"E
L45	14.92'	N00°00'00"E	L57	10.70'	S00°00'00"W
L46	8.00'	S00°00'00"E	L58	5.33'	N00°00'00"E
L47	38.04'	N00°00'00"E	L59	0.78'	N00°00'00"E
L48	0.78'	S00°00'00"E	L60	10.00'	N00°00'00"E
L49	0.78'	S00°00'00"E	L61	0.78'	N00°00'00"E
L50	0.78'	N00°00'00"E	L62	28.00'	N00°00'00"E
L51	10.00'	N00°00'00"E	L63	0.78'	N00°00'00"E
L52	0.78'	S00°00'00"E	L64	10.00'	N00°00'00"E
L53	16.00'	N00°00'00"E	L65	0.78'	N00°00'00"E
L54	10.00'	N00°00'00"E	L66	0.78'	N00°00'00"E
L55	45.86'	N00°00'00"E	L67	13.34'	N45°00'00"W
L56	27.50'	S00°00'00"E	L68	38.30'	N00°00'00"E
L57	6.00'	N00°00'00"W	L69	8.28'	N00°00'00"E
L58	7.00'	S00°00'00"E	L70	3.80'	N00°00'00"E
L59	27.50'	N00°00'00"E	L71	0.24'	N00°00'00"E
L60	27.50'	S00°00'00"E	L72	24.44'	N00°00'00"E
L61	2.87'	N00°00'00"W	L73	32.44'	N00°00'00"E
L62	0.78'	N00°00'00"E	L74	15.15'	N00°00'00"E
L63	10.00'	N00°00'00"W	L75	11.03'	N00°00'00"E
L64	0.78'	S00°00'00"E	L76	12.88'	S00°00'00"E
L65	0.78'	S00°00'00"E	L77	14.30'	N45°00'00"W
L66	0.78'	N00°00'00"E	L78	14.30'	N45°00'00"W
L67	6.00'	N00°00'00"W	L79	18.04'	N00°00'00"E
L68	0.78'	S00°00'00"E	L80	23.18'	N00°00'00"E
L69	11.33'	S00°00'00"W	L81	26.18'	S00°00'00"E
L70	0.78'	S00°00'00"E	L82	0.78'	N00°00'00"E
L71	10.00'	N00°00'00"E	L83	28.18'	N00°00'00"E
L72	0.84'	S00°00'00"E	L84	58.15'	N00°00'00"E
L73	28.00'	N00°00'00"W	L85	26.18'	S00°00'00"E
L74	0.84'	N00°00'00"E	L86	58.15'	N00°00'00"W
L75	0.84'	N00°00'00"E	L87	58.15'	N00°00'00"W
L76	0.84'	S00°00'00"E	L88	24.03'	N00°00'00"E
L77	2.87'	N00°00'00"W	L89	26.18'	S00°00'00"E
L78	0.84'	N00°00'00"E	L90	24.03'	N00°00'00"W



TYPICAL UNIT FLOOR TO CEILING DIMENSIONS VERTICAL BOUNDARIES

UNIT	UNIT AREA	FINISHED FLOOR	FINISHED CEILING
1	1,844 SF	1202.00'	1214.34'
2	4,555 SF	1202.00'	1214.34'
3	4,555 SF	1202.00'	1214.34'
4	628 SF	1202.00'	1214.34'
5	17,114 SF	1202.00'	1214.34'

*AREA OF UNIT 5 ON FIRST FLOOR

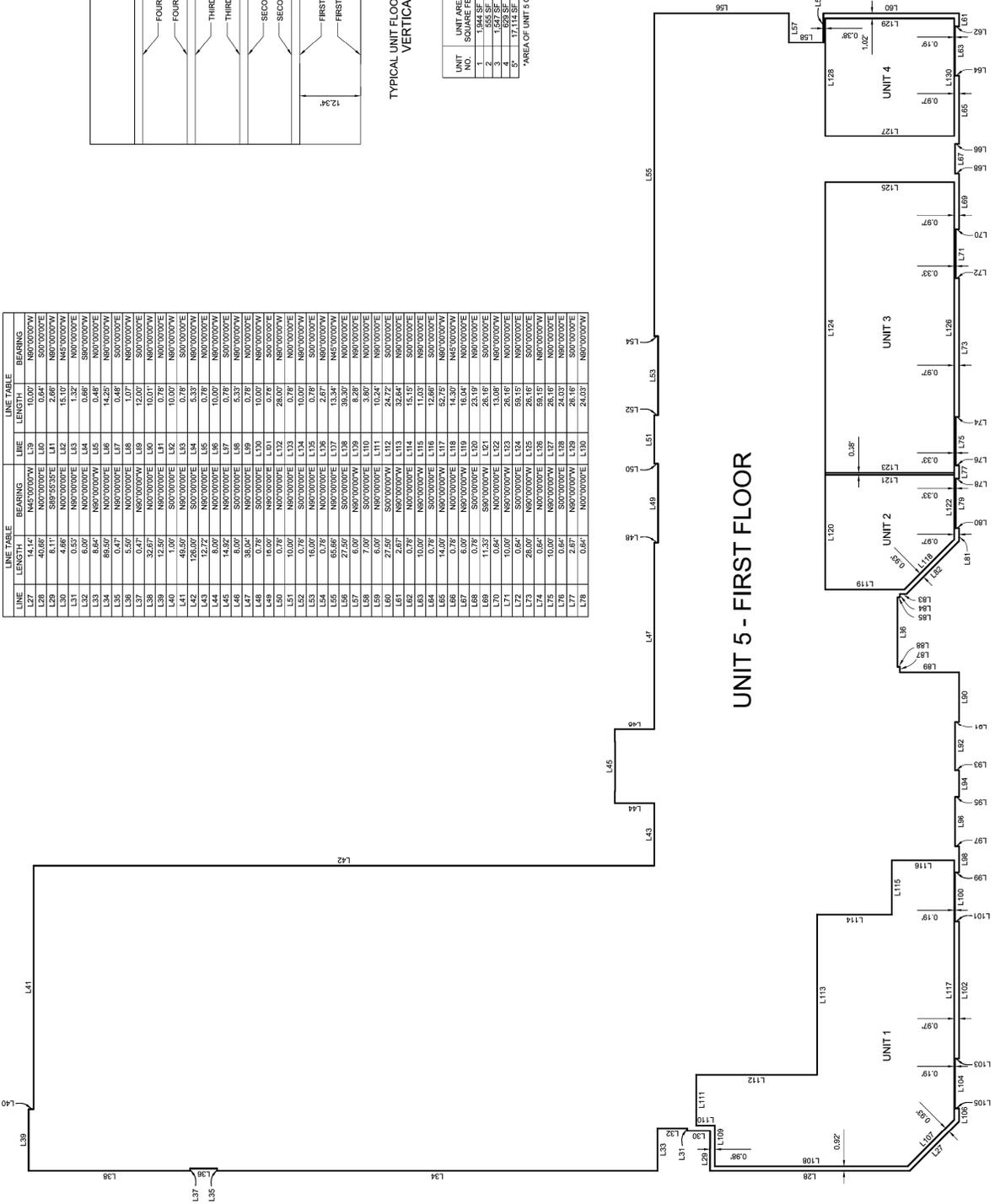
DS071108

SBD08022

REC08033



UNIT 5 - FIRST FLOOR



EXPIRES 3-31-2011

Geomatics Consulting Group, Inc.
 6700 N. 19th Ave., Suite 100, Phoenix, AZ 85021
 www.geomaticsconsulting.com

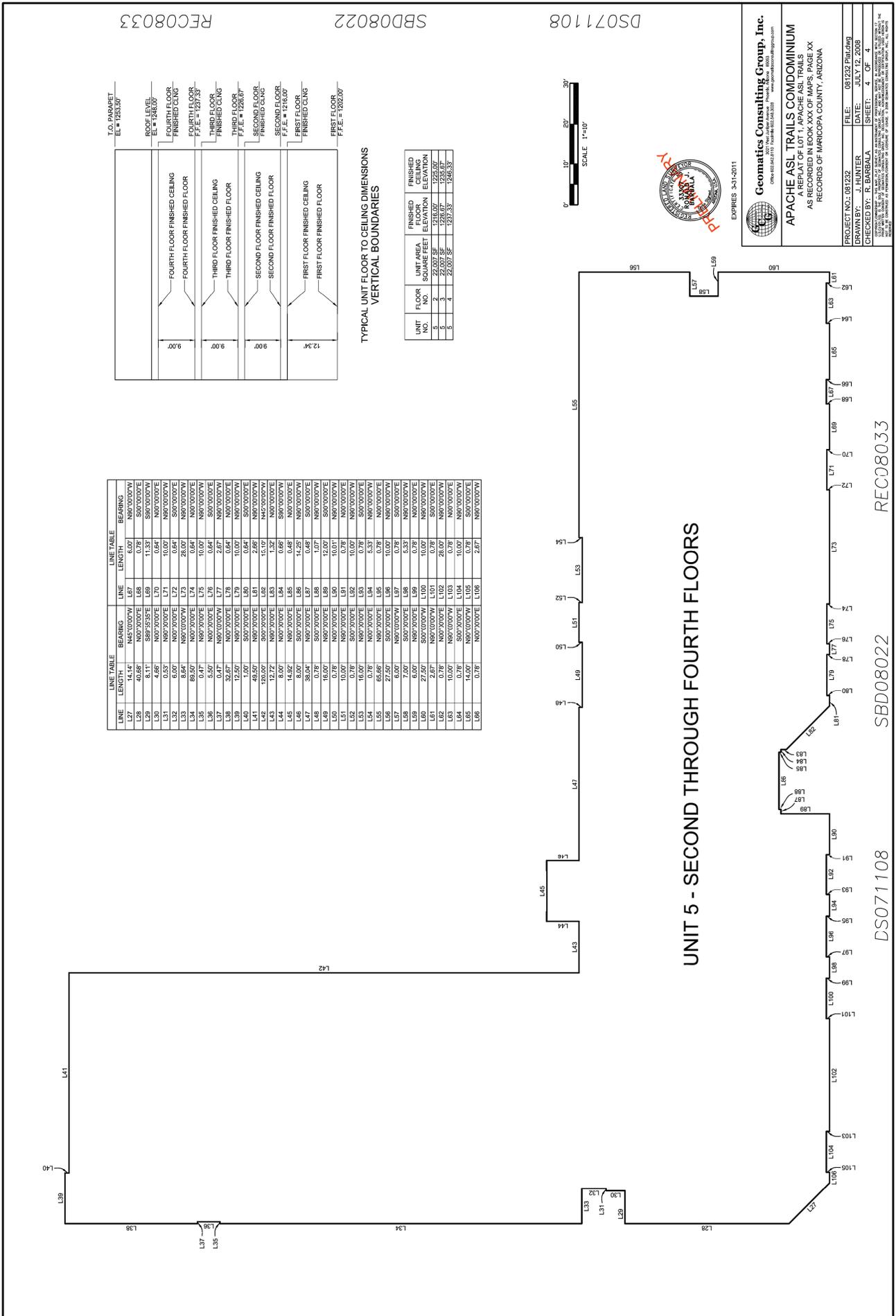
APACHE ASI TRAILS COMDOMINIUM
 AS RECORDED IN BOOK XXX OF MAPS, PAGE XX
 RECORDS OF MARICOPA COUNTY, ARIZONA

PROJECT NO.: 081232 FILE: 081232 Phd.dwg
 DRAWN BY: J. HUNTER DATE: JULY 12, 2008
 CHECKED BY: []
 CANCELLED BY: []

REC08033

SBD08022

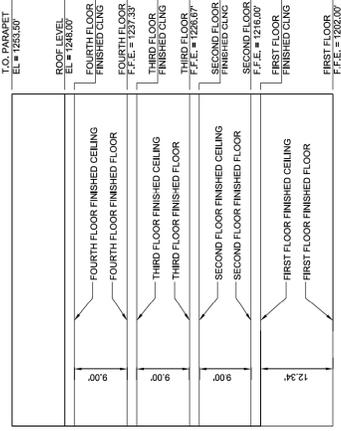
DS071108



LINE	LENGTH	BEARING	LINE LENGTH	BEARING
L33	14.41	N80°00'00"E	14.41	S00°00'00"E
L34	40.68	N00°00'00"E	40.68	S00°00'00"E
L35	8.11	S89°52'35"E	8.11	S89°52'35"E
L36	4.68	N00°00'00"E	4.68	N00°00'00"E
L37	9.53	N80°00'00"E	9.53	N80°00'00"E
L38	8.64	N80°00'00"E	8.64	N80°00'00"E
L39	89.50	N00°00'00"E	89.50	N00°00'00"E
L40	0.47	N80°00'00"E	0.47	N80°00'00"E
L41	5.50	N00°00'00"E	5.50	N00°00'00"E
L42	32.67	N00°00'00"E	32.67	N00°00'00"E
L43	12.52	N80°00'00"E	12.52	N80°00'00"E
L44	15.92	N00°00'00"E	15.92	N00°00'00"E
L45	8.00	S00°00'00"E	8.00	S00°00'00"E
L46	30.75	N00°00'00"E	30.75	N00°00'00"E
L47	16.00	N80°00'00"E	16.00	N80°00'00"E
L48	10.00	N80°00'00"E	10.00	N80°00'00"E
L49	10.00	N80°00'00"E	10.00	N80°00'00"E
L50	10.00	N80°00'00"E	10.00	N80°00'00"E
L51	10.00	N80°00'00"E	10.00	N80°00'00"E
L52	10.00	N80°00'00"E	10.00	N80°00'00"E
L53	10.00	N80°00'00"E	10.00	N80°00'00"E
L54	10.00	N80°00'00"E	10.00	N80°00'00"E
L55	10.00	N80°00'00"E	10.00	N80°00'00"E
L56	10.00	N80°00'00"E	10.00	N80°00'00"E
L57	10.00	N80°00'00"E	10.00	N80°00'00"E
L58	10.00	N80°00'00"E	10.00	N80°00'00"E
L59	10.00	N80°00'00"E	10.00	N80°00'00"E
L60	27.50	N00°00'00"E	27.50	N00°00'00"E
L61	2.67	N80°00'00"E	2.67	N80°00'00"E
L62	0.78	N00°00'00"E	0.78	N00°00'00"E
L63	10.00	N80°00'00"E	10.00	N80°00'00"E
L64	0.78	S00°00'00"E	0.78	S00°00'00"E
L65	14.00	N80°00'00"E	14.00	N80°00'00"E
L66	0.78	N00°00'00"E	0.78	N00°00'00"E

UNIT FLOOR NO.	UNIT AREA SQUARE FEET	FINISHED ELEVATION
1	22,007.56	1216.00
2	22,007.56	1226.00
3	22,007.56	1236.00
4	22,007.56	1246.00

TYPICAL UNIT FLOOR TO CEILING DIMENSIONS
VERTICAL BOUNDARIES



EXPIRES 3-31-2011

Geomatics Consulting Group, Inc.
 3015 W. Camelback Road, Suite 100, Phoenix, AZ 85018
 (602) 952-1111, (602) 952-1112, www.geomaticsconsulting.com

APACHE ASL TRAILS CONDOMINIUM
 A REPEAT OF LOT 1, APACHE ASL TRAILS
 AS RECORDED IN BOOK XXX OF MAPS, PAGE XX
 RECORDS OF MARICOPA COUNTY, ARIZONA

PROJECT NO.: 081232
 DRAWN BY: J. HUNTER
 CHECKED BY: R. BARABALA
 FILE #: 081232 (Rev. 04/09)
 DATE: JULY 12, 2008
 SHEET: 4 OF 4

UNIT 5 - SECOND THROUGH FOURTH FLOORS

REC08033

SBD08022

DS071108

REC08033

SBD08022

DS071108