



Chandler · Arizona
Where Values Make The Difference

#34

JUN 23 2011

Chandler



2010

MEMORANDUM

Transportation & Development – CC Memo No. 11-065

DATE: JUNE 6, 2011

TO: MAYOR AND CITY COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *PM*
R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJZ*
JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
KEVIN MAYO, PLANNING MANAGER *KM*

FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER *JMN*

SUBJECT: CPT10-0004 RAY RANCH PROFESSIONAL PLAZA, A CONDOMINIUM – AMENDMENT TO BUILDING B

Request: Approval to amend the Condominium Plat for Building B

Location: Northeast corner of Bullmoose Drive and Ray Road; north side of Ray Road in between Price and Dobson Roads

Applicant: SIG, Inc.

Project Info: Ray Ranch Professional Plaza, 12-acre parcel with 18 office buildings, Building B to be split into two units

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and PAD zoning, Planning Staff recommends approval.

BACKGROUND

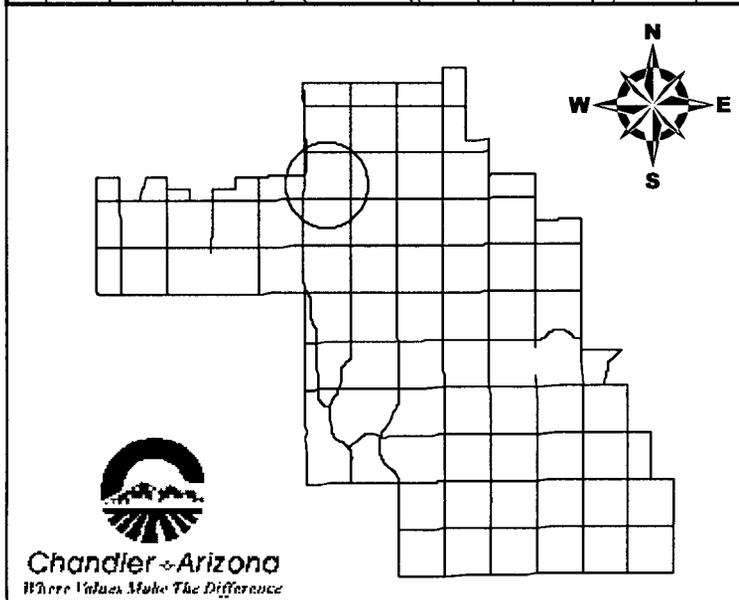
This plat creates two units within Building B, which amends the existing plat for Ray Ranch Professional Plaza.

PROPOSED MOTION

Move to approve Condominium Plat CPT10-0004 RAY RANCH PROFESSIONAL PLAZA, A CONDOMINIUM – AMENDMENT TO BUILDING B, per Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Condominium Plat



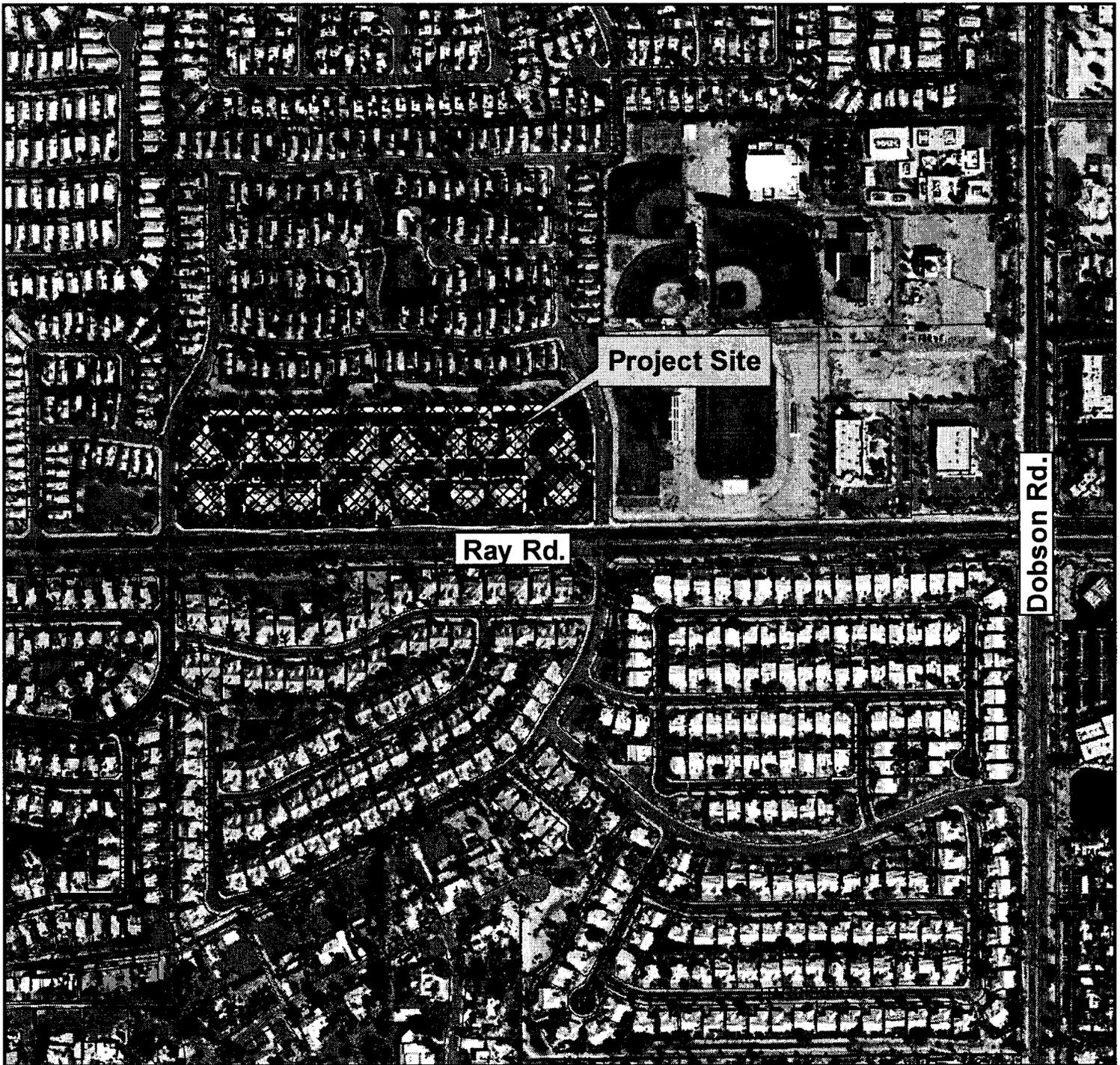
Vicinity Map



Ray Ranch Professional Plaza,
A Condominium Amendment
To Building B



Chandler, Arizona
Where Values Make The Difference

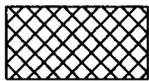
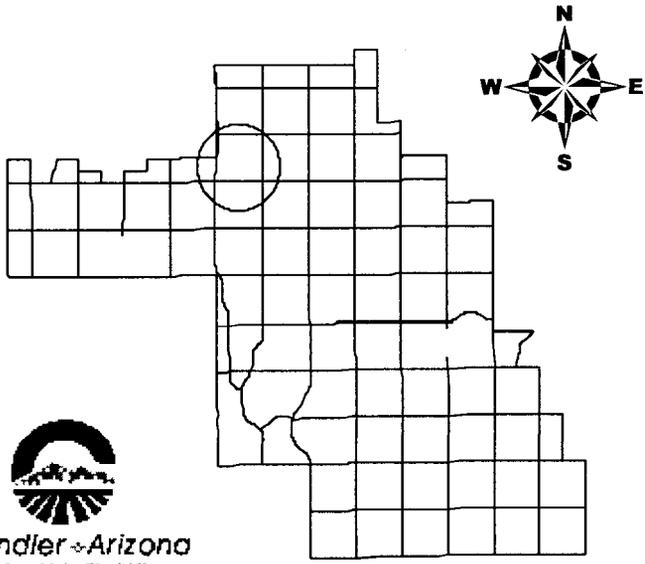


Project Site

Ray Rd.

Dobson Rd.

Vicinity Map



Ray Ranch Professional Plaza,
A Condominium Amendment
To Building B

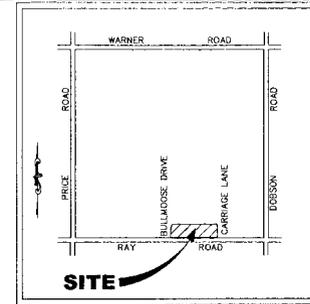


Chandler - Arizona
Where Values Make The Difference

CITY OF CHANDLER 5/25/2011

1ST AMENDMENT TO THE CONDOMINIUM PLAT OF BUILDING B OF RAY RANCH PROFESSIONAL PLAZA, A CONDOMINIUM

A 1ST AMENDMENT TO THE CONDOMINIUM PLAT OF RAY RANCH PROFESSIONAL PLAZA, A CONDOMINIUM AS RECORDED IN BOOK 725 OF MAPS, PAGE 44, AND 1ST AMENDMENT TO THE CONDOMINIUM PLAT OF RAY RANCH PROFESSIONAL PLAZA RECORDED IN BOOK _____, PAGE _____, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



SITE
VICINITY MAP

1614 NORTH 91ST ST., STE 102
SCOTTSDALE, ARIZONA 85260
PHONE: (480) 952-0781
FAX: (480) 952-0781

SIG
SURVEY INNOVATION GROUP, INC
Land Surveying Services

1ST AMENDMENT TO THE CONDOMINIUM PLAT FOR BUILDING B OF RAY RANCH PROFESSIONAL PLAZA, A CONDOMINIUM CHANDLER, ARIZONA

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

U.S. BANK N.A. AND GARY J. CURRIE AND REBECCA P. CURRIE, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AS OWNERS OF BUILDING B PUBLISH THIS 1ST AMENDMENT TO THE PREVIOUSLY RECORDED "RAY RANCH PROFESSIONAL PLAZA, A CONDOMINIUM" (THE ORIGINAL PLAT) BOOK 725, PAGE 44 RECORDS OF MARICOPA COUNTY, ARIZONA, SUBDIVIDING AS A CONDOMINIUM OVER A PORTION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON, AND HEREBY PUBLISHES THIS 1ST AMENDMENT TO THE CONDOMINIUM PLAT OF SAID "RAY RANCH PROFESSIONAL PLAZA, A CONDOMINIUM", TO AMEND THE ORIGINAL PLAT FOR THE PURPOSE OF: A) REVISING THE UNIT BOUNDARIES IN BUILDING B, AND THE CORRESPONDING AREA TABLE CALCULATIONS; THIS PLAT DOES NOT CONSTITUTE A REPLAT OR A CORRECTION OF ANY OTHER PORTION OF THE CONDOMINIUM PLAT FOR "RAY RANCH PROFESSIONAL PLAZA, A CONDOMINIUM" AS SHOWN ON THE ORIGINAL PLAT; OWNERS WARRANT AND REPRESENT TO THE CITY OF CHANDLER THAT IT IS THE SOLE OWNER OF THE PROPERTY COVERED HEREIN AND THAT EVERY LEASER, EASEMENT HOLDER OR OTHER PERSON, OR ENTITY, HAVING AN INTEREST IN THE LAND ADVERSE TO OR INCONSISTENT WITH THE DEDICATIONS, CONVEYANCES, OR OTHER REAL PROPERTY INTERESTS CREATED OR TRANSFERRED BY THIS MAP HAS CONSENTED TO, OR JOINED IN THIS MAP, AS EVIDENCE BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE, OR WHICH OWNER WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS MAP IS RECORDED.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO THE BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE UNIT OWNER'S ASSOCIATION.
AN EASEMENT FOR EMERGENCY VEHICULAR ACCESS SHALL BE DEDICATED TO THE CITY OVER THE COMMON ELEMENT.

ACKNOWLEDGEMENT

U.S. BANK N.A. HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS ____ DAY OF ____ 20____.

BY: _____ ITS:

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS ____ DAY OF _____ 20____, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED SELF 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 HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE MY COMMISSION EXPIRES

GARY J. CURRIE AND REBECCA P. CURRIE, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS ____ DAY OF ____ 20____.

GARY J. CURRIE REBECCA P. CURRIE

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS ____ DAY OF _____ 20____, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED SELF 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 HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____ DATE _____ MY COMMISSION EXPIRES _____

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS ____ DAY OF _____ 20____, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED SELF 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 HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____ DATE _____ MY COMMISSION EXPIRES _____

LIENHOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, AS A BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED IN DOC. NO. 2003-1096457, RECORDS OF MARICOPA COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS PLAT, THE DECLARATION OF RESTRICTIONS RECORDED CONCURRENTLY HEREWITH, AND EACH AND EVERY DEDICATION CONTAINED HEREIN, IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SIGNED THEIR NAMES THIS ____ DAY OF ____ 20____.

BY: _____ ITS: _____

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS ____ DAY OF _____ 20____, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED SELF 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 HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____ NOTARY PUBLIC _____

NOTES

- THE LOCATION AND DIMENSIONS OF THE BUILDING AND UNITS AS SHOWN ON THE PLAT ARE BASED ON THE ARCHITECTURAL DRAWINGS AND ARE APPROXIMATE; THE ACTUAL LOCATION AND DIMENSIONS OF THE BUILDING AND UNITS MAY VARY FROM THE LOCATION AND DIMENSIONS OF THE BUILDING AND UNITS AS SHOWN ON THIS PLAT.
- THE HORIZONTAL AND VERTICAL UNIT DIMENSIONS ARE IN ACCORDANCE WITH THE DEFINITION OF "UNIT BOUNDARIES" AS SET FORTH IN THE CONDOMINIUM DECLARATION FOR RAY RANCH PROFESSIONAL PLAZA, A CONDOMINIUM TO BE RECORDED WITH THE MARICOPA COUNTY RECORDER.
- ALL LINES ARE PARALLEL, PERPENDICULAR OR AT 45 DEGREES TO DUE NORTH AND EAST FOR SHEETS 2 AND 3 AS SHOWN ON THE ARCHITECTURAL PLANS.
- THERE ARE NO EXISTING VISIBLE ENCROACHMENTS OF ANY PORTION OF THIS PROJECT.
- THE PHYSICAL BOUNDARIES OF, AND THE ITEMS COMPRISING THE UNITS ARE AS FOLLOWS:
(I) THE PHYSICAL BOUNDARIES ARE THE INTERIOR UNFINISHED SURFACE OF THE PERIMETER WALLS OF THE BUILDING AND A VERTICAL PLANE RUNNING THROUGH THE CENTER OF THE PARTY WALL SEPARATING THE UNIT FROM ANOTHER UNIT OR A UTILITY ROOM; (II) THE HORIZONTAL BOUNDARY IS THE UNFINISHED SURFACE OF THE TOP OF THE FLOOR SLAB BENEATH THE UNIT; AND (III) THE UPPER LOWER BOUNDARY IS THE BOTTOM SURFACE OF THE ROOF TRUSS. THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS ARE MORE FULLY DESCRIBED IN THE CONDOMINIUM DECLARATION FOR RAY RANCH PROFESSIONAL PLAZA, A CONDOMINIUM.
- LANDSCAPING SHALL BE MAINTAINED BY THE MEMBERS OF THE CONDOMINIUM OWNERS ASSOCIATION. THE CITY OF CHANDLER IS NOT RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPING.
- ALL UTILITIES NEW OR LOCATED TO BE PLACED UNDERGROUND.
- THIS DEVELOPMENT IS LOCATED IN THE CITY OF CHANDLER WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN THE WATER, SEWER, AND UTILITY EASEMENTS EXCEPT PAVING OR PLANTING AS DESIGNATED BY APPROVED LANDSCAPING PLANS.
- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
- MAINTENANCE OF ALL EASEMENTS SHALL BE THE RESPONSIBILITY OF RAY RANCH PROFESSIONAL PLAZA CONDOMINIUM ASSOCIATION.
- THE IMPROVEMENTS SHOWN ON THIS SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDER-GROUNDING REQUIREMENT HAS BEEN SATISFIED.
- VISIBILITY EASEMENT RESTRICTION: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 6' ABOVE THE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.
- OVERHEAD ELECTRIC LINES TO BE UNDER GROUND BY SALT RIVER PROJECT.
- NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPED THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
- IN EASEMENTS FOR EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF, ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES ALLOWED.
- ALL TRACTS THAT WILL NOT BE CONVEYED TO THE CITY OF CHANDLER AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE CITY OF CHANDLER AND SHALL BE OWNED IN COMMON WITH AN UNDIVIDED INTEREST. BY ALL LOT OWNERS OF THIS SUBDIVISION, THE COMMON PROPERTY SHALL BE INCLUDED WITHIN THE SCOPE OF THE DEEDS TRANSFERRING OWNERSHIP OF LOTS IN THIS SUBDIVISION. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
- BUILDINGS SHOWN AS RECORD (R) ARE NOT AFFECTED BY THIS AMENDMENT.
- THE "UTILITY ROOMS" AS IDENTIFIED AND DIMENSIONED INSIDE EACH BUILDING ARE COMMON ELEMENTS OF THE CONDOMINIUM AND ARE MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM.
- UNIT NUMBERS SHOWN ON THIS PLAT ARE NOT TO BE MISCONSTRUED AS SUITE NUMBERS ASSIGNED BY THE CITY FOR ADDRESSING PURPOSES.
- ALL PROPERTY, AMENITIES AND FACILITIES PROPOSED TO BE MAINTAINED BY THE UNIT OWNERS ASSOCIATION ARE HEREWITH PLATTED AS COMMON ELEMENTS WITH AN UNDIVIDED INTEREST OWNED IN COMMON BY EACH UNIT OWNER.

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 SITE PLAN
SHEET 3 BUILDING B DIMENSIONS AND AREA TABLE

AREA

BUILDING B GROSS AREA = 4,128 SQ.FT.
BUILDING B LIMITED COMMON AREA = 142 SQ.FT.

OWNERS

U.S. BANK N.A. GARY J. CURRIE AND REBECCA P. CURRIE
3618 HERBERT ST. 2460 W RAY RD, UNIT 101 BLDG. B
SAN DIEGO, CA 92131 CHANDLER, AZ 85224

OWNER'S ASSOC. RATIFICATION

BY THIS RATIFICATION, _____ DULY ELECTED, _____ OF RAY RANCH PROFESSIONAL PLAZA CONDOMINIUM ASSOCIATION, ACKNOWLEDGES THE RESPONSIBILITIES IDENTIFIED HEREON.

SIGNATURE DATE

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS ____ DAY OF _____ 20____, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED _____ OF RAY RANCH PROFESSIONAL PLAZA CONDOMINIUM ASSOCIATION, WHO ACKNOWLEDGED SELF 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 HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____ NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

CERTIFICATIONS

THIS IS TO CERTIFY THAT IN MY OPINION ALL UNITS AND COMMON ELEMENTS SHOWN UPON THIS PLAT CONFORM TO DODD LAND PLANNING POLICIES AND ARE SUITABLE FOR THE PURPOSE FOR WHICH THEY ARE PLATTED.

DATE _____ PLANNING & DEVELOPMENT DIRECTOR

THIS IS TO CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE CITY CODE HAVE BEEN COMPLIED WITH AND THAT THE PROPOSED SUBDIVISION IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576, ARIZONA REVISED STATUTES.

CITY ENGINEER DATE

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS ____ DAY OF ____ 20____.

BY: MAYOR DATE

ATTEST: CITY CLERK DATE

SURVEYOR'S 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.

JASON SEGNER
REGISTERED LAND SURVEYOR No. 35833
SURVEY INNOVATION GROUP, INC.
1614 NORTH 91ST STREET, SUITE 102
SCOTTSDALE, ARIZONA 85260



C.O.C. LOG No. CPT10-0004

REVISIONS:
A
B
C

DRAWING NAME: 2137-CP-2A
JOB NO. 2137
DRAWN: KDD/RMH
CHECKED: JAS
DATE: 10/08/10
SCALE: NTS
SHEET: 1 OF 3

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 5 EAST, SAID LINE BEARS NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST (AS SHOWN IN BOOK 291, PAGE 38, MCR)

BENCHMARK

CMCN #11: SECTION 19, TOWNSHIP 1 SOUTH, RANGE 5 EAST, 3' CITY OF CHANDLER BRASS CAP IN CONCRETE, FLUSH BETWEEN RAY ROAD AND WARNER ROAD; 200 ± WEST OF DOBSON ROAD AT THE INTERSECTION OF KNOX ROAD AND SANTA ANNA COURT, CITY OF CHANDLER NAVO '88, ELEVATION = 1192.045

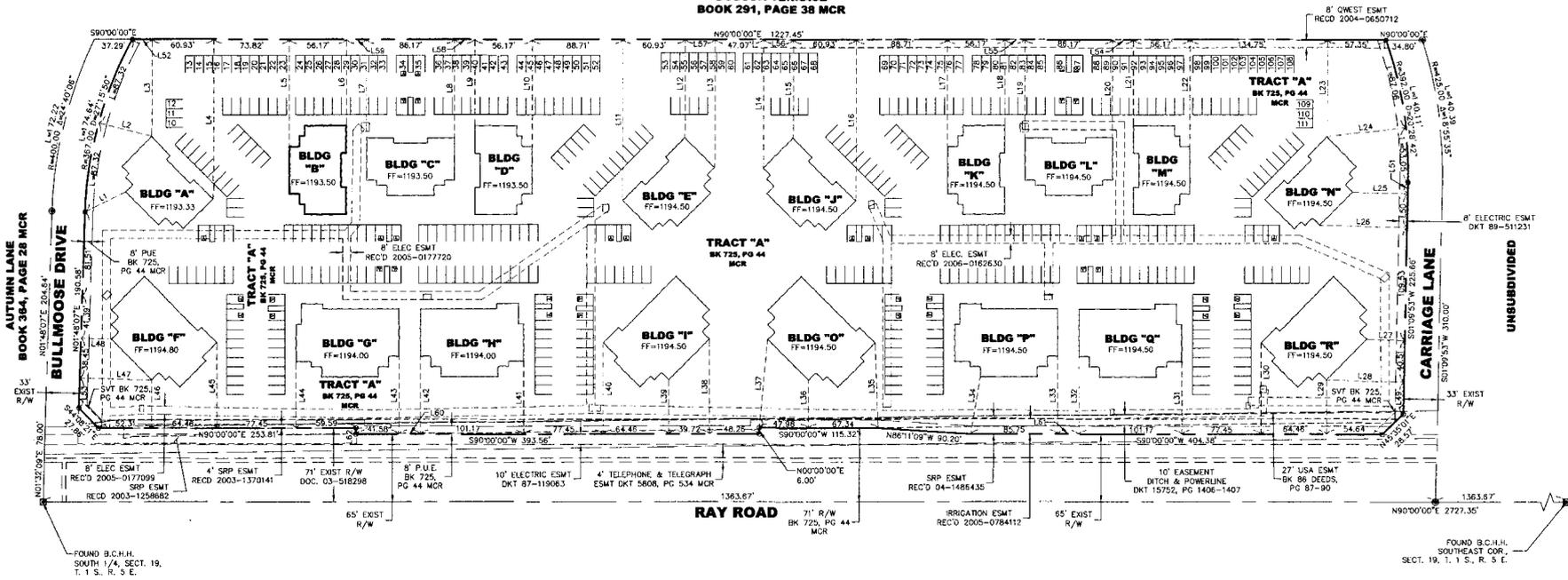
LEGAL DESCRIPTION (PRIOR TO CONDOMINIUM PLAT)

RAY RANCH PROFESSIONAL PLAZA, A CONDOMINIUM AS RECORDED IN BOOK 725 OF MAPS, PAGE 44 RECORDS OF MARICOPA COUNTY, ARIZONA

LAND AREA

TOTAL SITE	480,002 SQUARE FEET OR 11.249 ACRES NET 607,243 SQUARE FEET OR 13.940 ACRES GROSS
TRACT "A"	400,313 SQUARE FEET OR 9.19 ACRES

**DOBSON TERRACE
BOOK 291, PAGE 38 MCR**

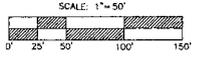


LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S64°05'21"W	44.29	L22	N00°00'00"W	103.14	L43	S00°00'00"E	75.87
L2	N76°08'19"W	53.92	L23	N00°00'00"W	93.54	L44	S00°00'00"E	64.87
L3	N00°00'00"W	93.54	L24	N83°24'41"E	77.33	L45	S00°00'00"E	83.15
L4	N00°00'00"W	154.47	L25	S83°00'07"E	53.54	L46	S00°00'00"E	46.97
L5	N00°00'00"W	103.14	L26	S88°50'07"E	85.52	L47	N88°11'53"W	70.82
L6	N00°00'00"W	83.14	L27	S88°50'07"E	36.80	L48	N88°11'53"W	28.88
L7	N00°00'00"W	94.94	L28	S88°50'07"E	75.70	L49	N01°09'53"E	31.44
L8	N00°00'00"W	94.94	L29	S00°00'00"E	92.97	L50	N01°09'53"E	33.30
L9	N00°00'00"W	83.14	L30	S00°00'00"E	89.15	L51	N01°09'53"E	10.88
L10	N00°00'00"W	103.14	L31	S00°00'00"E	70.87	L52	N80°00'00"E	19.37
L11	N00°00'00"W	156.71	L32	S00°00'00"E	75.87	L53	S01°48'07"W	29.22
L12	N00°00'00"W	14.78	L33	S00°00'00"E	75.87	L54	S90°00'00"W	20.00
L13	N00°00'00"W	123.89	L34	S09°43'41"W	56.69	L55	S90°00'00"W	19.83
L14	N00°00'00"E	123.89	L35	S01°58'41"E	83.20	L56	N90°00'00"W	29.11
L15	N00°00'00"E	94.78	L36	S00°00'00"E	46.97	L57	S90°00'00"W	28.11
L16	N00°00'00"E	155.71	L37	S03°03'44"W	87.08	L58	S90°00'00"W	19.83
L17	N00°00'00"W	103.14	L38	S00°00'00"E	92.69	L59	S90°00'00"W	20.00
L18	N00°00'00"W	83.14	L39	S00°00'00"E	52.97	L60	N80°00'00"E	20.92
L19	N00°00'00"E	94.94	L40	S00°00'00"E	89.15	L61	S90°00'00"E	21.92
L20	N00°00'00"W	94.94	L41	S00°00'00"E	70.87	L62	S00°00'00"E	6.00
L21	N00°00'00"W	83.14	L42	S00°00'00"E	75.87			

LEGEND

- BRASS CAP IN A HANDBOLE
- BRASS CAP IN A HANDBOLE
- SET 1/2" REBAR PLS #35833 (TO BE SET AT THE COMPLETION OF MASS GRADING)
- ACCESSIBLE PARKING SPACE
- ESMT EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- COVERED PARKING SPACE NUMBER
- TYPICAL PARKING SPACE



1644 NORTH 91ST ST., STE. 102
SCOTTSDALE, ARIZONA 85257
PHONE (480) 932-0780
FAX (480) 932-0781

SIG
SURVEY INNOVATION
GROUP, INC.
Land Surveying Services

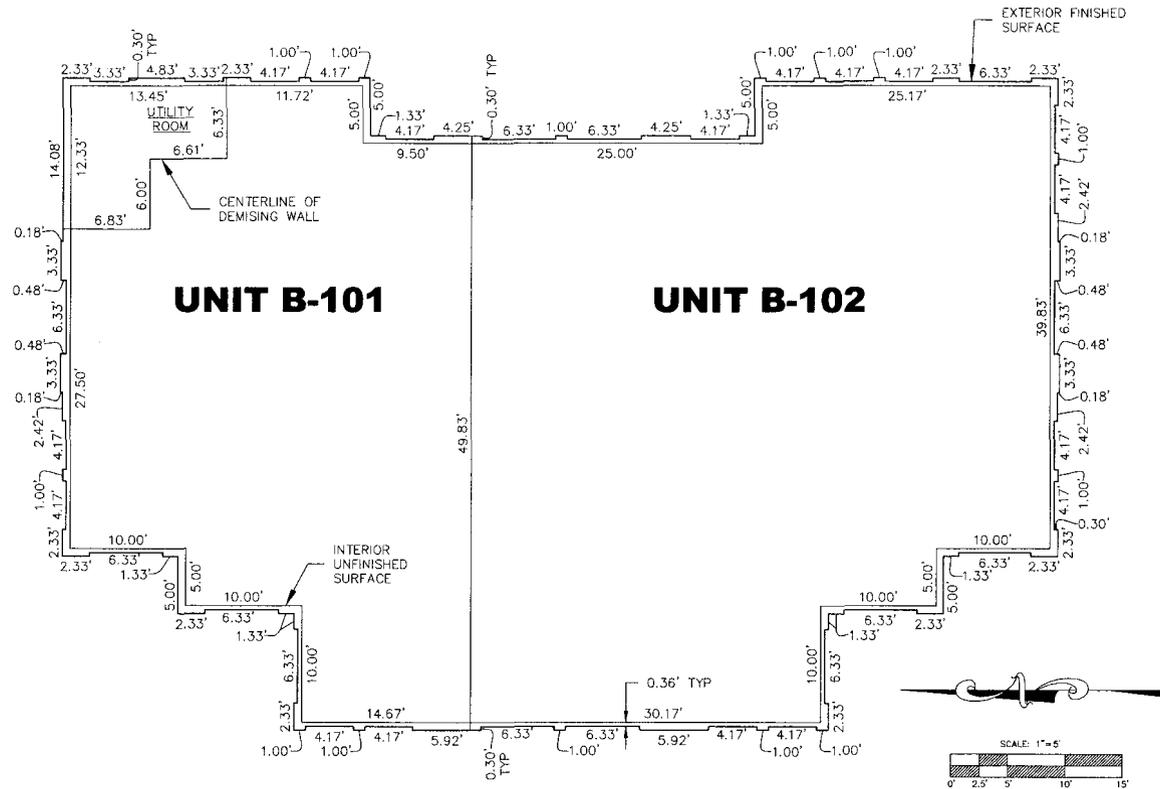
**1ST AMENDMENT TO THE CONDOMINIUM PLAT
FOR BUILDING B OF RAY RANCH PROFESSIONAL
PLAZA, A CONDOMINIUM
CHANDLER, ARIZONA**



REVISIONS:

DRAWING NAME:
2137-CP-2A
JOB NO.: 2137
DRAWN: KDD/RWH
CHECKED: JAS
DATE: 10/08/10
SCALE: 1" = 50'
SHEET: 2 OF 3

C.O.C. LOG No. CPT10-0004



BUILDING "B"

AREA TABLE

No.	NET AREA	GROSS AREA	PORTION OF UTILITY ROOM (LIMITED COMMON ELEMENT)	TOTAL GROSS	LOWER HORIZONTAL BOUNDARY ELEVATION	UPPER HORIZONTAL BOUNDARY ELEVATION
BUILDING "B"						
UNIT B-101	1,477 SQ FT	1,531 SQ FT	55 SQ FT	1,586 SQ FT	1193.50	1203.42
UNIT B-102	2,376 SQ FT	2,458 SQ FT	87 SQ FT	2,542 SQ FT	1193.50	1203.42
UTILITY ROOM	126 SQ FT	142 SQ FT			1193.50	1203.42
TOTAL BUILDING "B"	3,979 SQ FT	4,128 SQ FT	142 SQ FT	4,128 SQ FT	1193.50	1203.42

16414 NORTH 91ST ST., STE 102
SCOTTSDALE, ARIZONA 85260
PHONE (480) 952-0781
FAX (480) 952-0781

SIG
SURVEY INNOVATION
GROUP INC
Land Surveying Services

**1ST AMENDMENT TO THE CONDOMINIUM PLAT
FOR BUILDING B OF RAY RANCH PROFESSIONAL
PLAZA, A CONDOMINIUM
CHANDLER, ARIZONA**



REVISIONS:

Δ

Δ

Δ

DRAWING NAME:
2137-CP-2A
JOB NO. 2137
DRAWN: KDD/RMH
CHECKED: JAS
DATE: 10/08/10
SCALE: 1" = 5'
SHEET: 3 OF 3

C.O.C. LOG No. CPT10-0004