

#52

SEP 25 2008



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM Planning and Development – CC Memo No. 08-180

DATE: SEPTEMBER 9, 2008

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
JEFF KURTZ, ACTING PLANNING & DEVELOPMENT DIRECTOR
KEVIN MAYO, ACTING PLANNING MANAGER

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

SUBJECT: CPT08-0006 CENTRE POINTE PROFESSIONAL OFFICE CONDOMINIUM - BUILDING A

Request: Condominium Plat approval

Location: East of the southeast corner of Arizona Ave and Ocotillo Rd off of Centre Pointe Parkway

Applicant/
Developer: SIG, Inc. / Gerczyk Investments

Project Info: Building A within an approximate 6-acre site, 8 office condominium buildings

RECOMMENDATION

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

BACKGROUND

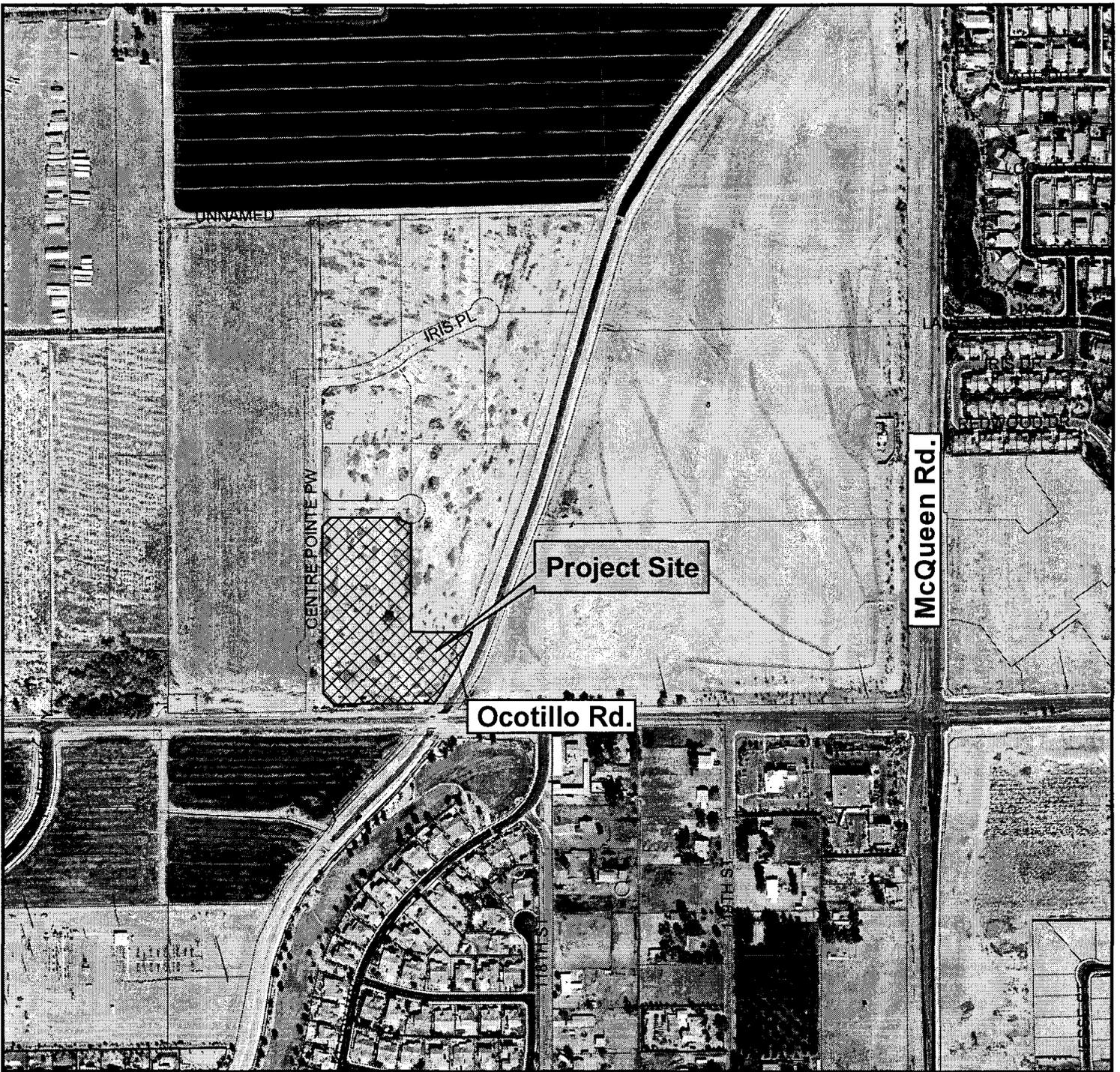
This Condominium Plat is for Building A only within the Centre Pointe Office Condominiums development. The plat creates four offices within Building A.

PROPOSED MOTION

Move to approve Condominium Plat CPT08-0006 CENTRE POINTE PROFESSIONAL OFFICE CONDOMINIUM - BUILDING A, per Staff recommendation.

Attachments

1. Vicinity Map
2. Condominium Plat

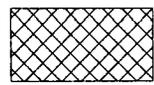
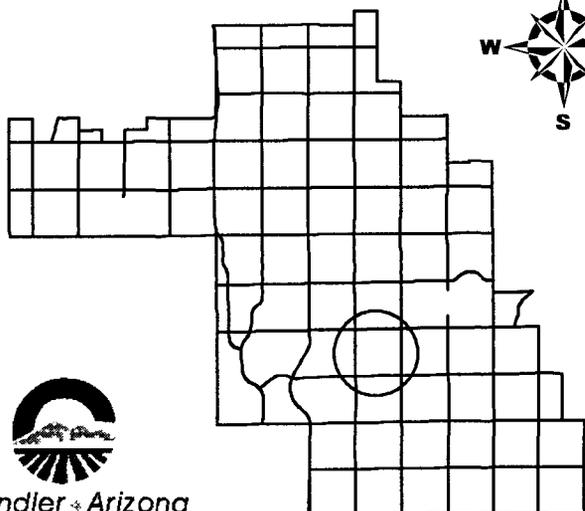


Ocotillo Rd.

Project Site

McQueen Rd.

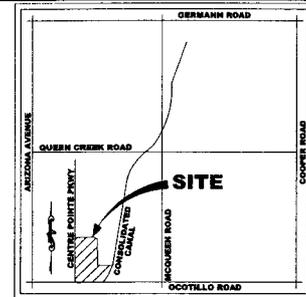
Vicinity Map



Building "A"
Centre Pointe Professional
Office Condominium

**A REPLAT OF THE CONDOMINIUM PLAT
FOR BUILDING "A"
CENTRE POINTE PROFESSIONAL OFFICE CONDOMINIUM**

A REPLAT OF THE CONDOMINIUM PLAT FOR BUILDING "A" OF CENTRE POINTE BUSINESS PARK ACCORDING TO THE CONDOMINIUM PLAT RECORDED IN BOOK 935 OF MAPS, PAGE 37 AND AFFIDAVIT OF CORRECTION 2008-0677554, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP .m75

DEDICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

SUERTE PROPERTY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS REPLAT TO THE CONDOMINIUM PLAT FOR BUILDING "A" OF CENTRE POINTE BUSINESS PARK ACCORDING TO THE CONDOMINIUM PLAT RECORDED IN BOOK 935 OF MAPS, PAGE 37 AND AFFIDAVIT OF CORRECTION 2008-0677554, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND MAPPED HEREON, AND HEREBY DECLARES THAT SAID REPLAT SETS FORTH THE LOCATIONS AND DIMENSIONS OF THE UNITS AND THE BOUNDARY OF THE CONDOMINIUM AND THE LOCATION AND DIMENSIONS OF THE BOUNDARIES OF THE UNITS AND THAT EACH UNIT SHALL BE KNOWN BY THE NUMBER GIVEN TO SUCH UNIT ON THIS PLAT.

TRACT "A" SHALL BE FOR THE USE OF THE MEMBERS OF CENTRE POINTE PROFESSIONAL OFFICE CONDOMINIUM ASSOCIATION, AS MORE FULLY SET FORTH IN THE CONDOMINIUM DECLARATION FOR CENTRE POINTE PROFESSIONAL OFFICE CONDOMINIUM TO BE HERINAFTER RECORDED AND SUCH TRACT SHALL BE MAINTAINED BY THE ASSOCIATION. ALL PROPERTY, AMENITIES AND FACILITIES PROPOSED TO BE MAINTAINED BY THE CENTRE POINTE PROFESSIONAL OFFICE CONDOMINIUM ASSOCIATION ARE HEREBY PLATTED AS COMMON ELEMENTS WITH AN UNDIVIDED INTEREST OWNED IN COMMON BY EACH UNIT OWNER. EASEMENTS ARE HEREBY RESERVED FOR THE PURPOSES SHOWN HEREON. THERE IS HEREBY DEDICATED TO THE CITY OF CHANDLER A BLANKET EASEMENT UPON, ACROSS, OVER AND UNDER TRACT "A" FOR INGRESS, EGRESS OF EMERGENCY VEHICLES.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE CENTRE POINTE PROFESSIONAL OFFICE CONDOMINIUM ASSOCIATION OR ADJUTING PROPERTY OWNER.

SUERTE PROPERTY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY DOES HEREBY GRANT AND CONVEY TO THE CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION, AN EASEMENT FOR AVIATION PURPOSES OVER LAND AND ACROSS ALL LOTS, TRACTS, AND PARCELS OF SAID SUBDIVISION IN CONNECTION WITH FLIGHTS FROM THREE HUNDRED FIFTY (350) FEET ABOVE THE SURFACE TO AN INFINITE HEIGHT ABOVE THE SAME, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THE LAND, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT OR TAKING OFF FROM, OR OPERATING AT OR ON THE CHANDLER MUNICIPAL AIRPORT; AND THE OWNER (GRANTOR) DOES FURTHER RELEASE AND DISCHARGE THE CITY, FOR THE USE AND BENEFIT OF THE PUBLIC AGENCIES OF THE CITY, OF AND FROM ALL LIABILITY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OR IN CONNECTION WITH THE OWNER'S (GRANTOR'S) PROPERTY ABOVE THREE HUNDRED FIFTY (350) FEET, TO AN INFINITE HEIGHT ABOVE SAME, WHETHER SUCH DAMAGES SHALL ORIGINATE FROM NOISE, VIBRATIONS, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT OR TAKING OFF FROM, OR OPERATING AT OR ON THE CHANDLER MUNICIPAL AIRPORT.

THE GRANTING OF THIS AVIATION EASEMENT AND RELEASE DOES NOT RELIEVE THE OWNERS AND OPERATORS OF AIRCRAFT FROM LIABILITY FOR DAMAGES OR INJURY TO PERSONS OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, VIBRATIONS, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

THIS AVIATION EASEMENT AND RELEASE SHALL BE BINDING UPON SAID OWNER (GRANTOR) AND THEIR HEIRS, ASSIGNS AND SUCCESSORS IN INTEREST TO ALL LOTS, TRACTS, AND PARCELS IN THE SAID SUBDIVISION AND THE STATEMENT OF RELEASE SHALL BE A COVENANT RUNNING WITH THE LAND.

OWNER WARRANTS AND REPRESENTS TO THE CITY OF CHANDLER THAT IT IS THE SOLE OWNER OF THE PROPERTY COVERED HEREBY AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON, OR ENTITY, HAVING AN INTEREST IN THE LAND ADDRESSE TO OR INCONSISTENT WITH THE DEDICATIONS, COVENANTS, OR OTHER REAL PROPERTY INTERESTS CREATED OR TRANSFERRED BY THIS MAP HAS CONSENTED TO, OR JOINED IN THIS MAP, AS EVIDENCED 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.

IN WITNESS WHEREOF

SUERTE PROPERTY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS HERETOFORE 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__.

SUERTE PROPERTY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____ ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS ____ DAY OF _____, 20__, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED _____ OF SUERTE PROPERTY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, 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 HERETO SET MY HAND AND OFFICIAL SEAL.

BY: _____ NOTARY PUBLIC DATE _____ MY COMMISSION EXPIRES _____

LIEN HOLDER'S RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN DKT No. _____, RECORDS OF MARICOPA COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS PLAT, THE DECLARATION OF RESTRICTIONS RECORDED CONJUNCTIVELY HEREWITH AND EACH AND EVERY DEDICATION CONTAINED HEREIN.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SIGNED THEIR NAMES THIS ____ DAY OF _____, 20__.

BY: _____ ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

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 HERETO SET MY HAND AND OFFICIAL SEAL.

BY: _____ NOTARY PUBLIC DATE _____ MY COMMISSION EXPIRES _____

CERTIFICATIONS

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

PLANNING & DEVELOPMENT DIRECTOR DATE _____

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 _____

OWNERS ASSOCIATION RATIFICATION

BY THIS RATIFICATION _____ DULY ELECTED _____ OF CENTRE POINTE OFFICE CONDOMINIUM OWNERS ASSOCIATION ACKNOWLEDGES THE RESPONSIBILITIES IDENTIFIED HEREON.

SIGNATURE DATE _____

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

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 HERETO SET MY HAND AND OFFICIAL SEAL.

BY: _____ NOTARY PUBLIC DATE _____ MY COMMISSION EXPIRES _____

DEVELOPER

GERCZYK INVESTMENTS
14275 NORTH 87TH STREET, STE 115
SCOTTSDALE, ARIZONA 85260
PH 480.992.8211
CONTACT: DAVID GERCZYK

LEGAL DESCRIPTION

BUILDING "A" OF CENTRE POINTE PROFESSIONAL OFFICE CONDOMINIUM ACCORDING TO THE CONDOMINIUM PLAT RECORDED IN BOOK 935 OF MAPS, PAGE 37 AND AFFIDAVIT OF CORRECTION 2008-0677554, RECORDS OF MARICOPA COUNTY, ARIZONA.

BENCHMARK

CITY OF CHANDLER #50, SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 EAST; CITY OF CHANDLER BRASS CAP SET IN CONCRETE, FLUSH; 200 FEET NORTH OF THE INTERSECTION OF CHANDLER HEIGHTS ROAD AND ARIZONA AVENUE; 12' WEST OF EDGE OF PAVEMENT; 12' EAST OF CONCRETE LINED DITCH; NORTHING 812642.646; EASTING 723104.377; ELEVATION= 1212.03

BASE OF BEARING

THE SOUTH LINE OF THE SOUTH-EAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 EAST GASRBAM, SAID LINE BEARS NORTH 89 DEGREES 07 MINUTES 38 SECONDS EAST AS SHOWN ON THE PLAT OF CENTRE POINTE BUSINESS PARK RECORDED IN BOOK 898, PAGE 36 M.C.R.

NOTES

1. OWNER DECLARES THAT THE COMMON ELEMENTS ARE NOT DEDICATED TO THE PUBLIC FOR ITS USE, EXCEPT THAT THE COMMON ELEMENTS MAY BE USED BY UTILITY COMPANIES, GOVERNMENTAL AND OTHER ENTITIES, FOR INGRESS AND EGRESS, TURNING BUT NOT LIMITED TO, THE OPERATION AND MAINTENANCE OR PROVISION OF UTILITIES, REFUSE COLLECTION, EMERGENCY VEHICLES AND MAIL SERVICES. EASEMENTS ARE HEREBY RESERVED FOR THE PURPOSES SHOWN HEREON.
SEE SHEET 2 FOR ADDITIONAL NOTES

THIS PROPERTY IS WITHIN THE CHANDLER MUNICIPAL AIRPORT INFLUENCE AREA AND IS SUBJECT TO AIRCRAFT NOISE AND OVERFLIGHT ACTIVITY, AND IS ENCLUMBERED BY AN AVIATION EASEMENT GRANTED TO THE CITY OF CHANDLER AS RECORDED IN BOOK 898, PAGE 36 RECORDS OF MARICOPA COUNTY, ARIZONA.

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 SEGHERI REGISTERED
LAND SURVEYOR NO. 33883
SURVEY INNOVATION GROUP, INC.
15114 NORTH 91ST STREET, SUITE 102
SCOTTSDALE, ARIZONA 85260

DATE: 8/10/08

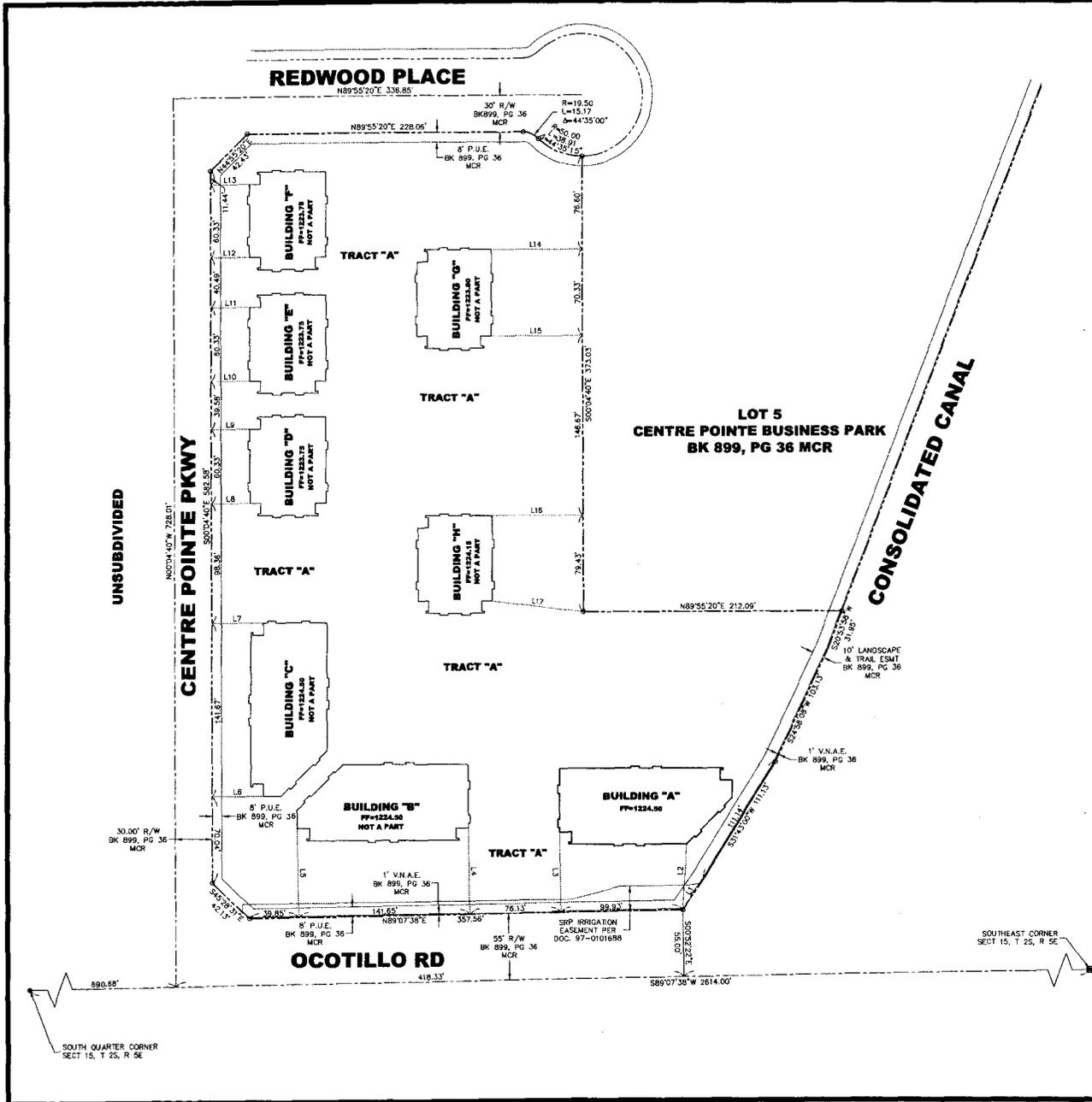


15114 NORTH 91ST ST., STE 102
SCOTTSDALE, ARIZONA 85260
PHONE (480) 922-0700
FAX (480) 922-0701
SIG
SURVEY INNOVATION
GROUP, INC.
Land Surveying Services

**A REPLAT OF THE CONDOMINIUM PLAT
FOR BUILDING "A" CENTRE POINTE
PROFESSIONAL OFFICE CONDOMINIUM
CHANDLER, ARIZONA**

REVISIONS:
A

DRAWING NAME:
5251CPIA
JOB NO. 5251
DRAWN: KDD
CHECKED: JAS
DATE: 5/12/2008
SCALE: NTS
SHEET: 1 OF 3



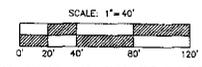
NOTES

1. 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.
2. THE HORIZONTAL AND VERTICAL UNIT DIMENSIONS ARE IN ACCORDANCE WITH THE DEFINITION OF "UNIT BOUNDARIES" AS SET FORTH IN THE CONDOMINIUM DECLARATION FOR CENTRE POINTE PROFESSIONAL OFFICE CONDOMINIUM TO BE RECORDED WITH THE MARICOPA COUNTY RECORDER.
4. THERE ARE NO EXISTING VISIBLE ENCROACHMENTS OF ANY PORTION OF THIS PROJECT.
5. THE PHYSICAL BOUNDARIES OF, AND THE ITEMS COMPRISING THE UNITS ARE AS FOLLOWS: (i) THE VERTICAL BOUNDARIES ARE THE EXTERIOR FINISHED SURFACE OF THE PERMETER WALLS OF THE BUILDING AND A VERTICAL PLANE RUNNING THROUGH THE CENTER OF THE PARTY WALL SEPARATING THE UNIT FROM ANOTHER UNIT OR LIMITED COMMON ELEMENT; (ii) THE LOWER HORIZONTAL BOUNDARY IS THE TOP OF THE FLOOR SLAB BENEATH THE UNIT; AND (iii) THE UPPER HORIZONTAL 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 CENTRE POINTE PROFESSIONAL OFFICE CONDOMINIUM.
6. UNIT NUMBERS SHOWN ARE NOT TO BE MISCONSTRUED AS SUITE NUMBERS. SUITE NUMBERS SHALL BE ASSIGNED BY THE CITY OF CHANDLER PUBLIC WORKS, ADDRESSING DEPARTMENT.
7. ALL UTILITIES NEW OR RELOCATED TO BE PLACED UNDERGROUND.
8. 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. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF CHANDLER SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.
9. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
10. MAINTENANCE OF ALL EASEMENTS SHALL BE THE RESPONSIBILITY OF UNIT OWNERS ASSOCIATION.
11. 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.
12. NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPIDE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
13. 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.
14. ALL COMMON ELEMENTS 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 UNIT OWNERS OF THIS SUBDIVISION. THE COMMON PROPERTY SHALL BE INCLUDED WITHIN THE SCOPE OF THE DEEDS TRANSFERRING OWNERSHIP OF UNITS IN THIS CONDOMINIUM. THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
15. THE UNIT OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR IRRIGATION OF THE COMMON ELEMENTS. THE SOURCE OF IRRIGATION WATER FOR THE COMMON ELEMENT SHALL BE RECLAIMED WATER ("EFFLUENT"), BUT IF RECLAIMED WATER IS UNAVAILABLE AT THE TIME CONSTRUCTION IN THE SUBDIVISION BEGINS, THE TITLEHOLDER SHALL CAUSE THE COMMON ELEMENT TO BE IRRIGATED AND SUPPLIED WITH WATER, OTHER THAN SURFACE WATER FROM ANY IRRIGATION DISTRICT, THROUGH SOURCES CONSISTENT WITH ARIZONA LAW AND THE RULES AND REGULATIONS OF THE ARIZONA DEPARTMENT OF WATER RESOURCES. ONCE EFFLUENT OF THE QUANTITY AND QUALITY NEEDED TO SUPPORT SUCH COMMON ELEMENT IS AVAILABLE, THE TITLEHOLDER(S) SHALL CAUSE EFFLUENT TO BE USED TO IRRIGATE THE COMMON ELEMENT.
16. BUILDING LETTERS SHOWN ARE NOT PART OF THE ADDRESS OR SUITE NUMBERS, AND WILL NOT BE ON THE BUILDINGS.

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L1 | N33°48'00"E | 31.86 |
| L2 | S01°36'54"W | 54.24 |
| L3 | S00°52'22"E | 65.93 |
| L4 | S00°52'22"E | 70.63 |
| L5 | S00°52'22"E | 72.78 |
| L6 | S89°55'20"W | 41.51 |
| L7 | S89°55'20"W | 41.70 |
| L8 | S89°55'20"W | 31.17 |
| L9 | S89°55'20"W | 31.25 |
| L10 | S89°55'20"W | 31.46 |
| L11 | S89°55'20"W | 31.54 |
| L12 | S89°55'20"W | 31.44 |
| L13 | S89°55'20"W | 31.52 |
| L14 | N89°55'20"E | 75.61 |
| L15 | N89°55'20"E | 75.70 |
| L16 | N89°55'20"E | 75.61 |
| L17 | S89°13'43"E | 76.25 |

LEGEND

- FOUND BRASS CAP FLUSH - AS NOTED
- FOUND 1/2" REBAR - ACCEPTED CORNER
- SET 1/2" REBAR RLS TAG #58133 - TO BE SET AT THE COMPLETION OF MASS GRADING
- L.C.E. LIMITED COMMON ELEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
- M.C.R. MARICOPA COUNTY RECORDER



C.O.C. LOG NO. CPT08-0006

16414 NORTH 91ST ST, STE B, 102
SCOTTSDALE, ARIZONA 85268
PHONE (480) 922-0780
FAX (480) 922-0781

SIG
SURVEY INNOVATION
GROUP, INC
Land Surveying Services

**A REPLAT OF THE CONDOMINIUM PLAT
FOR BUILDING "A" CENTRE POINTE
PROFESSIONAL OFFICE CONDOMINIUM
CHANDLER, ARIZONA**



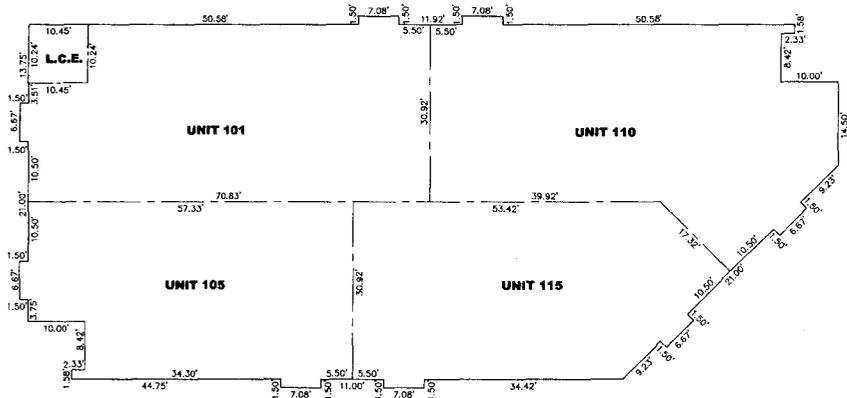
REVISIONS:

▲

▲

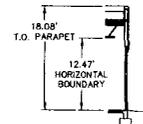
▲

DRAWING NAME:
S251CP1A
JOB NO. 5251
DRAWN: KDD
CHECKED: JAS
DATE: 5/12/2008
SCALE: 1"=50'
SHEET: 2 OF 3



BUILDING "A"

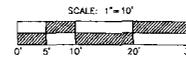
| NAME | NET AREA | PORTION OF L.C.E. | GROSS AREA |
|---------------------------------|---------------|-------------------|---------------|
| UNIT 101 | 2,104 SQ. FT. | 29 SQ. FT. | 2,133 SQ. FT. |
| UNIT 105 | 1,697 SQ. FT. | 23 SQ. FT. | 1,720 SQ. FT. |
| UNIT 110 | 2,244 SQ. FT. | 31 SQ. FT. | 2,275 SQ. FT. |
| UNIT 115 | 1,801 SQ. FT. | 24 SQ. FT. | 1,825 SQ. FT. |
| TOTAL | 7,846 SQ. FT. | 107 SQ. FT. | 7,953 SQ. FT. |
| LIMITED COMMON ELEMENT (L.C.E.) | 107 SQ. FT. | | |



HORIZONTAL BOUNDARY DETAIL

| BUILDING | FINISH FLOOR ELEV. (LOWER BOUNDARY) | UPPER BOUNDARY |
|----------|-------------------------------------|----------------|
| A | 1224.50 | 1236.97 |
| B | 1224.50 | 1236.97 |
| C | 1224.50 | 1236.97 |
| D | 1223.75 | 1236.22 |
| E | 1223.75 | 1236.22 |
| F | 1223.75 | 1236.22 |
| G | 1223.90 | 1236.37 |
| H | 1224.15 | 1236.62 |

NOTE: ELEVATIONS ARE RELATIVE TO THE BENCHMARK DATUM SHOWN ON SHEET 1. FINISH FLOOR ELEVATION REFERS TO THE TOP OF THE UNDECORATED CONCRETE SLAB WITHIN THE UNIT.



SCALE: 1"=10'
C.O.C. LOG NO. CPT08-0006

A REPEAT OF THE CONDOMINIUM PLAT FOR BUILDING "A" CENTRE POINTE PROFESSIONAL OFFICE CONDOMINIUM CHANDLER, ARIZONA



REVISIONS:
 1. []
 2. []
 3. []

DRAWING NAME: S251CP1A
 JOB NO. 5251
 DRAWN: KDD
 CHECKED: JAS
 DATE: 5/12/2008
 SCALE: 1"=10'
 SHEET: 3 OF 3

SIG
 SURVEY INNOVATION GROUP, INC.
 Land Surveying Services
 16414 NORTH 91ST ST., STE B-102
 SCOTTSDALE, ARIZONA 85504
 PHONE (480) 922-0780
 FAX (480) 922-0781