

#73

OCT 30 2008



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning and Development – CC Memo No. 08-201**

DATE: OCTOBER 15, 2008

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER *WMP*
 JEFF KURTZ, ACTIN PLANNING & DEVELOPMENT DIRECTOR *JK*
 KEVIN MAYO, ACTING PLANNING MANAGER *KM*

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

SUBJECT: CPT08-0007 RAY RANCH PROFESSIONAL PLAZA

Request: Condominium Plat approval

Location: Northwest corner of Carriage Lane and Ray Road; north side of Ray Road in between Price and Dobson Roads

Applicant: SIG, Inc.

Project Info: Approximately an 12-acre parcel with 18 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 an office condominium development consisting of 18 buildings. The plat redefines building's interior ownership lines. The plat creates the lots, tracts, and easements necessary for the property's development.

PROPOSED MOTION

Move to approve Condominium Plat CPT08-0007 RAY RANCH PROFESSIONAL PLAZA, per Staff recommendation.

Attachments

1. Vicinity Map
2. Condominium Plat



Project Site

Ray Rd.

Dobson Rd.

Vicinity Map



Ray Ranch Professional Plaza, A Condominium



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CITY OF CHANDLER 9/26/2008

LIEN HOLDER'S RATIFICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, AS A BENEFICIARY OF BUILDING B, UNIT 101 AND 102, OF THAT CERTAIN DEED OF TRUST RECORDED IN DOC. NO. 2005-081832, 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: U.S. BANK, N.A. } ITS: _____
STATE OF ARIZONA }
COUNTY OF MARICOPA } SS
ON THIS _____ DAY OF _____ 20____, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED _____ OF U.S. BANK, N.A. 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 _____

THAT THE UNDERSIGNED, AS A BENEFICIARY OF BUILDING B, UNIT 101 AND 102, OF THAT CERTAIN DEED OF TRUST RECORDED IN DOC. NO. 2005-1096457, 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: NATIONAL BANK OF ARIZONA } ITS: _____
STATE OF ARIZONA }
COUNTY OF MARICOPA } SS
ON THIS _____ DAY OF _____ 20____, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED _____ OF NATIONAL BANK OF ARIZONA, A NATIONAL BANKING 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 _____

THAT THE UNDERSIGNED, AS A BENEFICIARY OF BUILDING C, UNIT 101 AND 102, OF THAT CERTAIN DEED OF TRUST RECORDED IN DOC. NO. 2005-091219, 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: ARIZONA BUSINESS BANK } ITS: _____
STATE OF ARIZONA }
COUNTY OF MARICOPA } SS
ON THIS _____ DAY OF _____ 20____, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED _____ OF ARIZONA BUSINESS BANK, 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 _____

THAT THE UNDERSIGNED, AS A BENEFICIARY OF BUILDING D, UNIT 102 OF THAT CERTAIN DEED OF TRUST RECORDED IN DOC. NO. 2005-1024206, 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: NATIONAL EXCHANGE BANK AND TRUST } ITS: _____
STATE OF ARIZONA }
COUNTY OF MARICOPA } SS
ON THIS _____ DAY OF _____ 20____, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED _____ OF NATIONAL EXCHANGE BANK AND TRUST, 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 _____

THAT THE UNDERSIGNED, AS A BENEFICIARY OF BUILDING D, UNIT 101, OF THAT CERTAIN DEED OF TRUST RECORDED IN DOC. NO. 2005-1751386 & 05-1751390 AND BUILDING M, UNIT 101, OF THAT CERTAIN DEED OF TRUST RECORDED IN DOC. NO. 2006-088589, 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: LEHMAN BROTHERS BANK, FSB } ITS: _____
STATE OF ARIZONA }
COUNTY OF MARICOPA } SS
ON THIS _____ DAY OF _____ 20____, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED _____ OF LEHMAN BROTHERS BANK, FSB, 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 _____

1ST AMENDMENT TO THE CONDOMINIUM PLAT 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 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

THAT THE UNDERSIGNED, AS A BENEFICIARY OF BUILDING M, UNIT 103, OF THAT CERTAIN DEED OF TRUST RECORDED IN DOC. NO. 2006-165040, 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: WELLS FARGO BANK, N.A. } ITS: _____
STATE OF ARIZONA }
COUNTY OF MARICOPA } SS
ON THIS _____ DAY OF _____ 20____, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED _____ OF WELLS FARGO BANK, N.A. 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 _____

THAT THE UNDERSIGNED, AS A BENEFICIARY OF BUILDING K, UNIT 102, OF THAT CERTAIN DEED OF TRUST RECORDED IN DOC. NO. 2006-006619, 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: WELLS FARGO BANK, N.A. } ITS: _____
STATE OF ARIZONA }
COUNTY OF MARICOPA } SS
ON THIS _____ DAY OF _____ 20____, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED _____ OF WELLS FARGO BANK, N.A. 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 _____

THAT THE UNDERSIGNED, AS A BENEFICIARY OF BUILDING L, UNIT 102, OF THAT CERTAIN DEED OF TRUST RECORDED IN DOC. NO. 2006-136500, 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: COMPASS BANK } ITS: _____
STATE OF ARIZONA }
COUNTY OF MARICOPA } SS
ON THIS _____ DAY OF _____ 20____, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED _____ OF COMPASS BANK, N.A. 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 _____

THAT THE UNDERSIGNED, AS A BENEFICIARY OF BUILDING M, UNIT 102, CERTAIN DEED OF TRUST RECORDED IN DOC. NO. 2007-0075231, 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: COMPASS BANK } ITS: _____
STATE OF ARIZONA }
COUNTY OF MARICOPA } SS
ON THIS _____ DAY OF _____ 20____, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED _____ OF COMPASS BANK, N.A. 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 _____

THAT THE UNDERSIGNED, AS A BENEFICIARY OF BUILDING D, UNIT 101 AND 102, OF THAT CERTAIN DEED OF TRUST RECORDED IN DOC. NO. 2005-1751392, 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: SOUTHWESTERN BUSINESS FINANCING CORP. } ITS: _____
STATE OF ARIZONA }
COUNTY OF MARICOPA } SS
ON THIS _____ DAY OF _____ 20____, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED _____ OF SOUTHWESTERN BUSINESS FINANCING CORP. 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 _____

THAT THE UNDERSIGNED, AS A BENEFICIARY OF BUILDING Q, UNIT 101, OF THAT CERTAIN DEED OF TRUST RECORDED IN DOC. NO. 2007-0578102, 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: JPMORGAN CHASE BANK, NA } ITS: _____
STATE OF ARIZONA }
COUNTY OF MARICOPA } SS
ON THIS _____ DAY OF _____ 20____, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED _____ OF JPMORGAN CHASE BANK, NA 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 _____

DEDICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

RAY ROAD OFFICE INVESTORS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS DECLARANT, PREVIOUSLY RECORDED IN "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 PLATED 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 BUILDINGS B, C, D, K, L, M, Q, R AND BUILDING F, UNIT 101 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 LENDER, 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.

IN WITNESS WHEREOF:



SHEET INDEX

- SHEET 1 COVER SHEET (OWNER DEDICATIONS)
- SHEET 2 COVER SHEET (REQUIRED SIGNATURES)
- SHEET 3 SITE PLAN
- SHEET 4 BUILDINGS A, B, C AND D DIMENSIONS
- SHEET 5 BUILDINGS E, J, K, AND L DIMENSIONS
- SHEET 6 BUILDINGS M, N, AND I DIMENSIONS
- SHEET 7 BUILDINGS F AND C DIMENSIONS
- SHEET 8 BUILDINGS H AND O DIMENSIONS
- SHEET 9 BUILDINGS P AND Q DIMENSIONS AND TYPICAL BUILDING SECTION
- SHEET 10 BUILDING R DIMENSIONS AND AREA TABLE

OWNER'S ASSOC. RATIFICATION

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

SIGNATURE _____ DATE _____

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }
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 GOOD LAND PLANNING PRACTICES 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 _____

APPROVALS

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

BY: _____ MAYOR _____ DATE _____

ATTEST: _____ CITY CLERK _____ DATE _____

SURVYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MEASUREMENTS DESCRIBED HEREON HAVE BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JASON SEGNER REGISTERED LAND SURVYOR NO. 35633
SURVEY INNOVATION GROUP, INC.
1614 NORTH 91ST STREET, SUITE 102
SCOTTSDALE, ARIZONA 85260



C.O.C. LOG No. - CPT08-0007

1614 NORTH 91ST STREET
SUITE 102
SCOTTSDALE, AZ 85260
PHONE (480) 922-0780
FAX (480) 922-0781

SIG
SURVEY INNOVATION
GROUP, INC
Land Surveying Services

**A CONDOMINIUM PLAT FOR
1st AMENDMENT RAY RANCH PROFESSIONAL
PLAZA, A CONDOMINIUM
CHANDLER, ARIZONA**

REVISIONS:
A
A
A

DRAWING NAME:
2137-01-A
JOB NO.: 2137
DRAWN: KDD
CHECKED: JAS
DATE: 6-20-08
SCALE: NTS
SHEET: 1 OF 10

NOTES

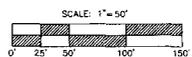
1. THE LOCATION AND DIMENSIONS OF THE BUILDING AND UNITS AS SHOWN ON THE PLAT ARE BASED ON THE ARCHITECTURAL DRAWINGS AND ARE APPROXIMATE. THE ACTUAL LOCATION AND DIMENSIONS OF THE BUILDING AND UNITS MAY VARY FROM THE LOCATION AND DIMENSIONS OF THE BUILDING AND UNITS AS SHOWN ON THIS PLAT.
2. THE HORIZONTAL AND VERTICAL UNIT DIMENSIONS ARE IN ACCORDANCE WITH THE DEFINITION OF "UNIT BOUNDARIES" AS SET FORTH IN THE CONDOMINIUM DECLARATION FOR RAY RANCH PROFESSIONAL PLAZA, A CONDOMINIUM TO BE RECORDED WITH THE MARICOPA COUNTY RECORDER.
3. ALL LINES ARE PARALLEL, PERPENDICULAR OR AT 45 DEGREES TO ONE NORTH AND EAST FOR SHEETS 2 AND 3 AS SHOWN ON THE ARCHITECTURAL PLANS.
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 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 LOWER HORIZONTAL BOUNDARY IS THE UNFINISHED SURFACE OF 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 RAY RANCH PROFESSIONAL PLAZA, A CONDOMINIUM.
6. LANDSCAPING SHALL BE MAINTAINED BY THE MEMBERS OF THE CONDOMINIUM OWNERS ASSOCIATION. THE CITY OF CHANDLER IS NOT RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPING.
7. ALL UTILITIES NEW OR RELOCATED TO BE PLACED UNDERGROUND.
8. THIS DEVELOPMENT IS LOCATED IN THE CITY OF CHANDLER WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
9. 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 OF PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.

10. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
11. MAINTENANCE OF ALL EASEMENTS SHALL BE THE RESPONSIBILITY OF RAY RANCH PROFESSIONAL PLAZA CONDOMINIUM ASSOCIATION.
12. 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 UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
13. 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.
14. OVERHEAD ELECTRIC LINES TO BE UNDER GROUND BY SALT RIVER PROJECT.
15. 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.
16. 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.
17. 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.
18. BUILDINGS SHOWN AS RECORD (R) ARE NOT AFFECTED BY THIS AMENDMENT.
19. 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.
20. UNIT NUMBERS SHOWN ON THIS PLAT ARE NOT TO BE MISCONSTRUED AS SUITE NUMBERS ASSIGNED BY THE CITY FOR ADDRESSING PURPOSES.

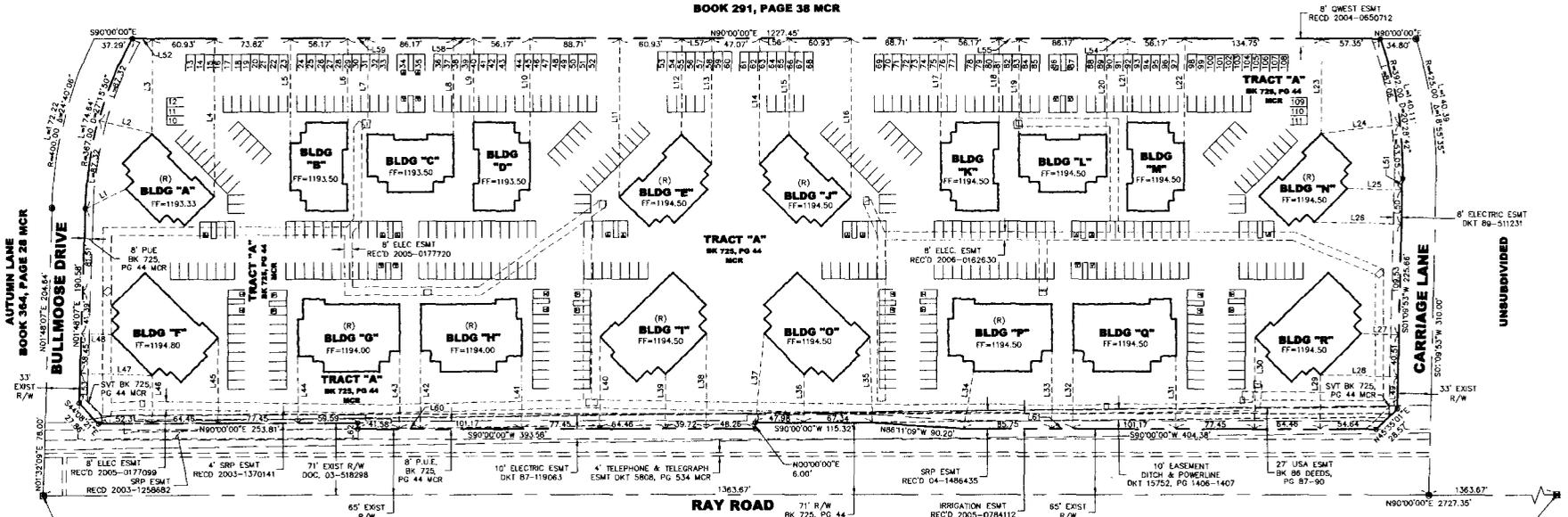
LAND AREA

TOTAL SITE	490,000 SQUARE FEET OR 11.249 ACRES NET 607,243 SQUARE FEET OR 13.940 ACRES GROSS
TRACT "A" (COMMON AREA)	400,313 SQUARE FEET OR 9.119 ACRES

SEE SHEET 9 FOR BUILDING AREAS



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



LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S84°05'21\"	44.29	L22	N09°00'00\"	103.14	L43	S00°00'00\"	75.87
L2	N73°08'19\"	53.92	L23	N00°00'00\"	93.94	L44	S00°00'00\"	64.87
L3	N00°00'00\"	93.54	L24	N83°24'41\"	77.33	L45	S00°00'00\"	83.15
L4	N00°00'00\"	154.47	L25	S88°50'07\"	53.54	L46	S00°00'00\"	46.97
L5	N00°00'00\"	103.14	L26	S88°50'07\"	85.92	L47	N88°11'53\"	70.82
L6	N00°00'00\"	83.14	L27	S88°50'07\"	36.80	L48	N88°11'53\"	29.98
L7	N00°00'00\"	94.94	L28	S88°50'07\"	75.70	L49	N01°09'53\"	34.44
L8	N00°00'00\"	94.94	L29	S00°00'00\"	52.97	L50	N01°09'53\"	33.30
L9	N00°00'00\"	83.14	L30	S00°00'00\"	89.15	L51	N01°09'53\"	10.88
L10	N00°00'00\"	103.14	L31	S00°00'00\"	70.87	L52	N00°00'00\"	19.37
L11	N00°00'00\"	155.71	L32	S00°00'00\"	75.87	L53	S01°48'07\"	29.22
L12	N00°00'00\"	84.78	L33	S00°00'00\"	75.87	L54	S00°00'00\"	20.00
L13	N00°00'00\"	123.89	L34	S02°43'41\"	26.69	L55	S00°00'00\"	19.83
L14	N00°00'00\"	123.89	L35	S01°58'41\"	83.20	L56	N00°00'00\"	28.11
L15	N00°00'00\"	94.78	L36	S00°00'00\"	46.97	L57	S00°00'00\"	29.11
L16	N00°00'00\"	155.71	L37	S28°28'44\"	87.08	L58	S00°00'00\"	19.83
L17	N00°00'00\"	103.14	L38	S00°00'00\"	92.69	L59	S00°00'00\"	20.00
L18	N00°00'00\"	83.14	L39	S00°00'00\"	52.97	L60	N00°00'00\"	20.82
L19	N00°00'00\"	94.94	L40	S00°00'00\"	89.15	L61	N00°00'00\"	20.92
L20	N00°00'00\"	94.94	L41	S00°00'00\"	70.87	L62	S00°00'00\"	6.00
L21	N00°00'00\"	103.14	L42	S00°00'00\"	75.87			

LEGEND

- BRASS CAP IN A HANDHOLE (R) RECORD BUILDING PER ORIGINAL CONDOMINIUM PLAT RECORDED IN BOOK 725 OF MAPS, PAGE 44 RECORDS OF MARICOPA COUNTY, ARIZONA.
- BRASS CAP IN A HANDHOLE
- SET 1/2" REBAR RLS #3853 (TO BE SET AT THE COMPLETION OF MASS GRADING)
- ACCESSIBLE PARKING SPACE
- EMT EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- FF FINISH FLOOR - REFERS TO THE TOP OF THE FLOOR SLAB (LOWER HORIZONTAL BOUNDARY)
- TT COVERED PARKING SPACE NUMBER
- TYPICAL PARKING SPACE

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

COMMON #1: SECTION 19, TOWNSHIP 1 SOUTH, RANGE 5 EAST, 3" CITY OF CHANDLER BRASS CAP IN CONCRETE, FLUSH BETWEEN RAY ROAD AND WARNER ROAD, 200 E. WEST OF DOBSON ROAD AT THE INTERSECTION OF KNOX ROAD AND SANTA ANNA COURT. CITY OF CHANDLER NAVD 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

16414 NORTH 91ST STREET
SCOTTSDALE, AZ 85260
PHONE (480) 932-0780
FAX (480) 932-0781

SIG
SURVEY INNOVATION
GROUP, INC
Land Surveying Services

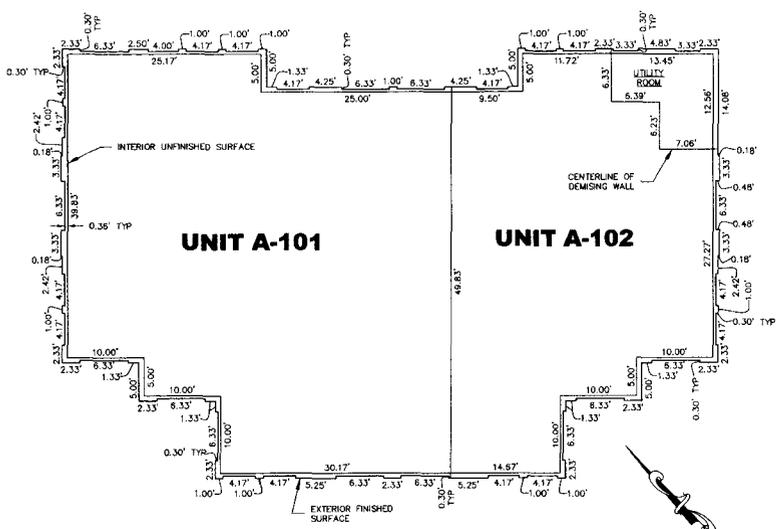
**A CONDOMINIUM PLAT FOR
1st AMENDMENT RAY RANCH PROFESSIONAL
PLAZA, A CONDOMINIUM
CHANDLER, ARIZONA**



REVISIONS:

DRAWING NAME:
2137-01-1A
JOB NO.: 2137
DRAWN: KDD
CHECKED: JAS
DATE: 6-20-08
SCALE: 1" = 50'
SHEET: 3 OF 10

C.O.C. LOG No. - CPT08-0007

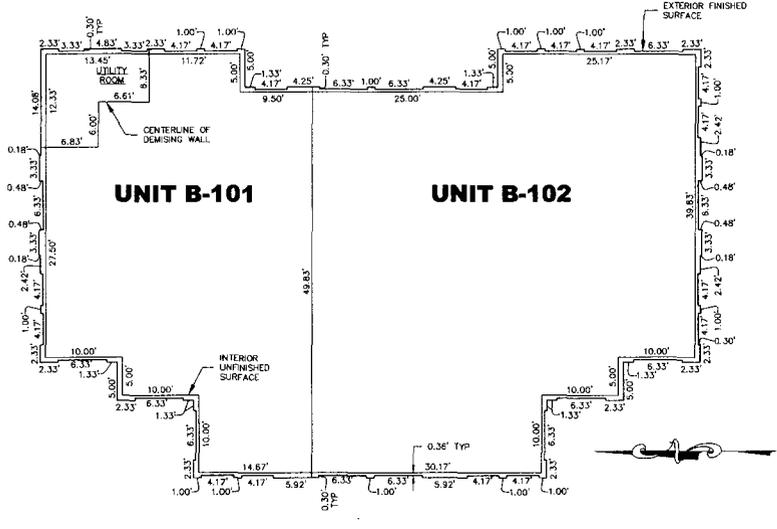


UNIT A-101

UNIT A-102

BUILDING "A"

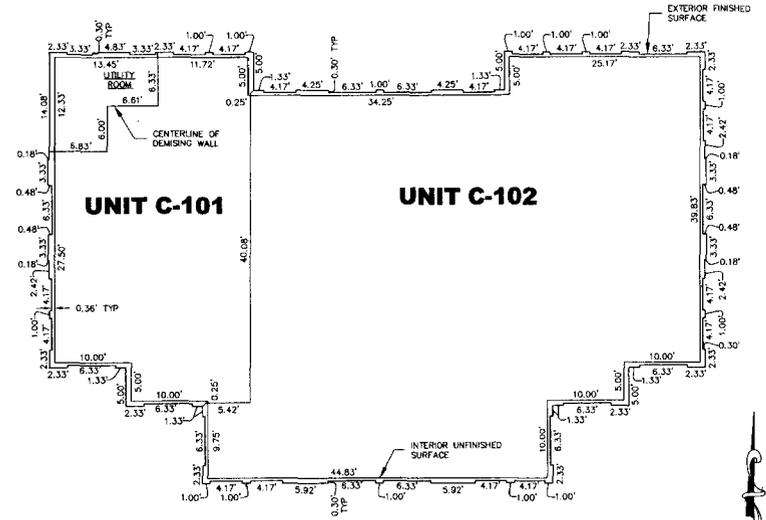
RECORD BOOK 725, PAGE 44 MCR



UNIT B-101

UNIT B-102

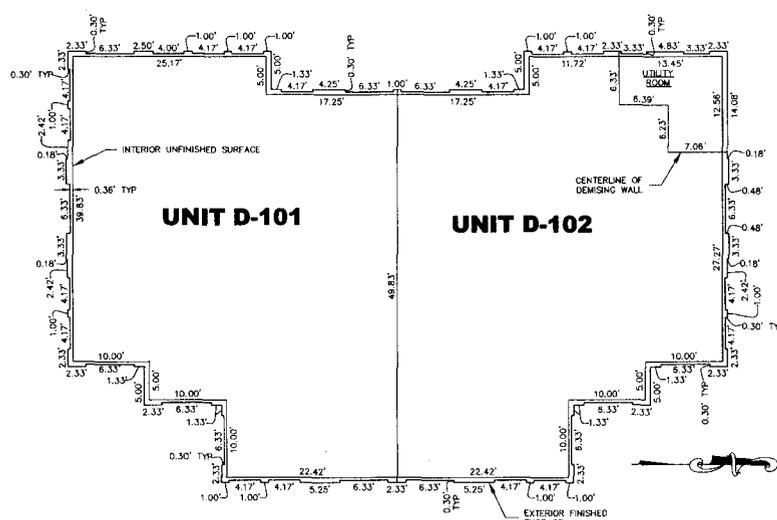
BUILDING "B"



UNIT C-101

UNIT C-102

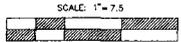
BUILDING "C"



UNIT D-101

UNIT D-102

BUILDING "D"



C.O.C. LOG No. - CPT08-0007

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 SURVEY INNOVATION
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 FAX (480) 922-0781

**A CONDOMINIUM PLAT FOR
 1st AMENDMENT RAY RANCH PROFESSIONAL
 PLAZA, A CONDOMINIUM
 CHANDLER, ARIZONA**



REVISIONS:	

DRAWING NAME:
 2137-CP-1A
 JOB NO. 2137
 DRAWN: KDD
 CHECKED: JAS
 DATE: 6-20-08
 SCALE: 1" = 7.5"
 SHEET: 4 OF 10

1614 NORTH RIST STREET
 SUITE 102
 SCOTTSDALE, AZ 85260
 PHONE (480) 822-0780
 FAX (480) 822-0781

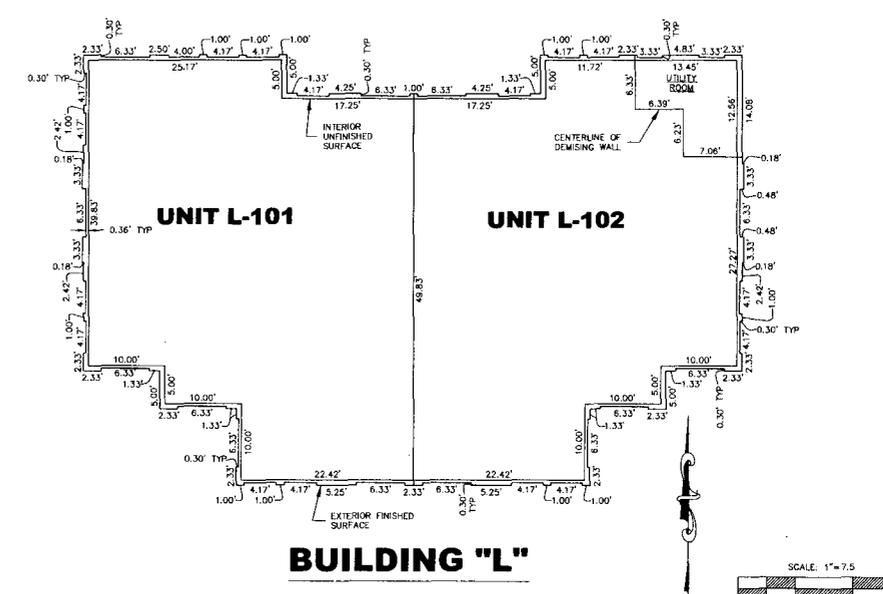
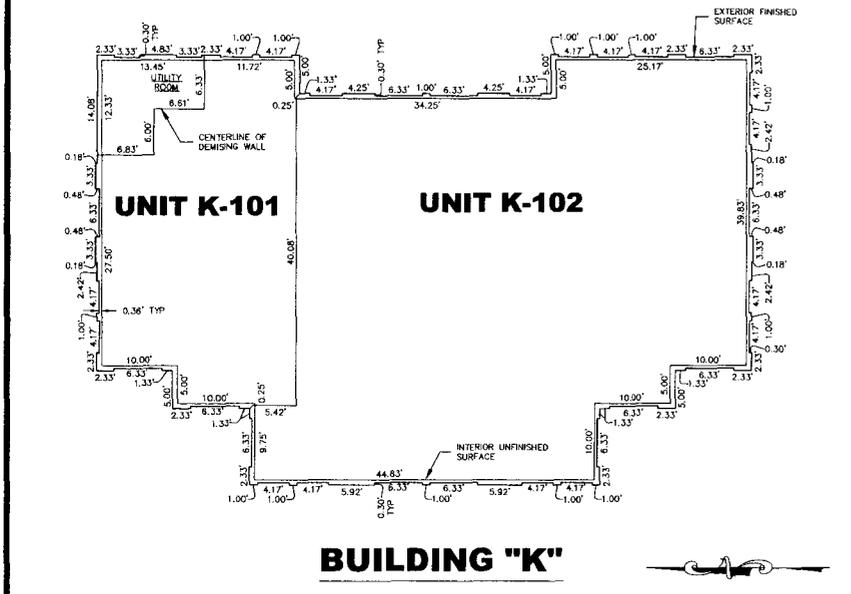
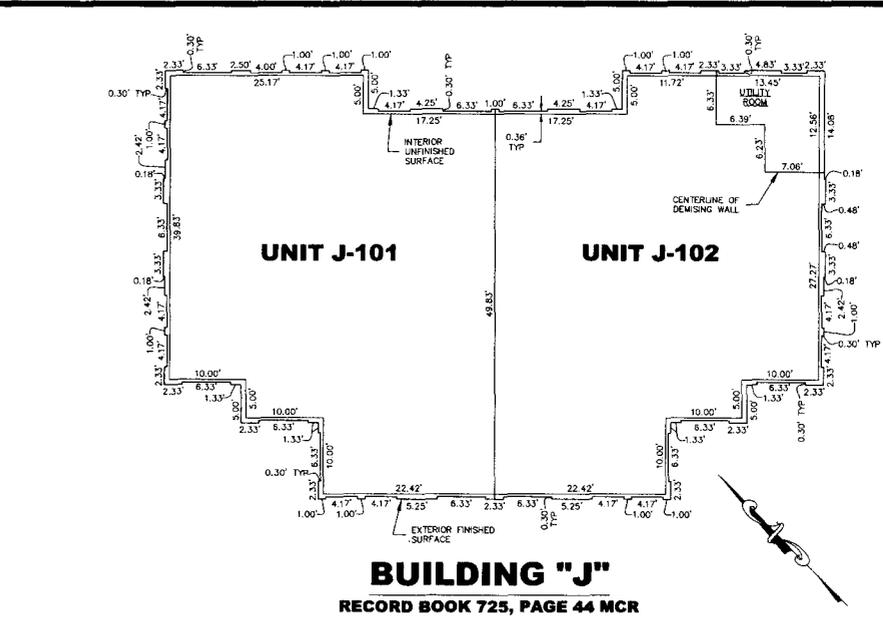
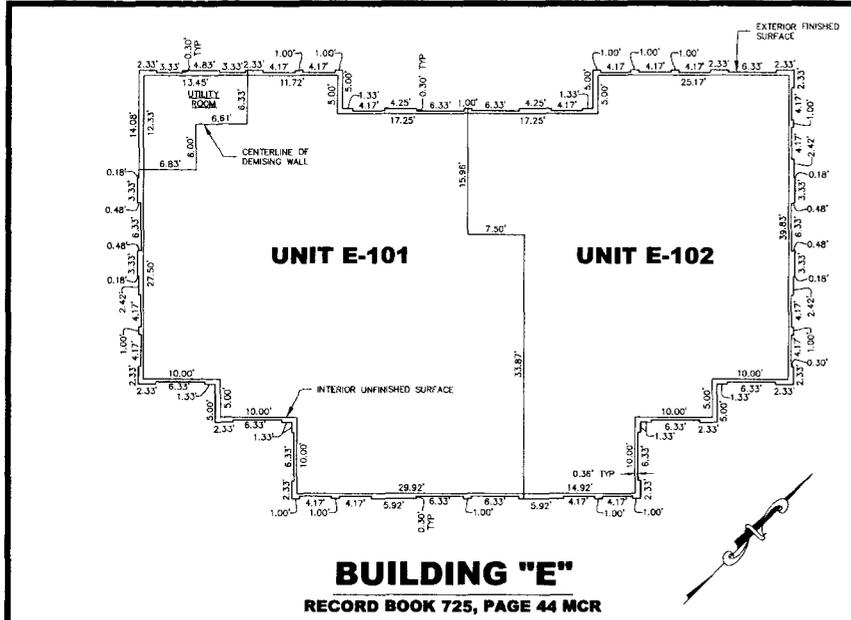
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 SURVEY INNOVATION
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Land Surveying Services

**A CONDOMINIUM PLAN FOR
 1st AMENDMENT RAY RANCH PROFESSIONAL
 PLAZA, A CONDOMINIUM
 CHANDLER, ARIZONA**



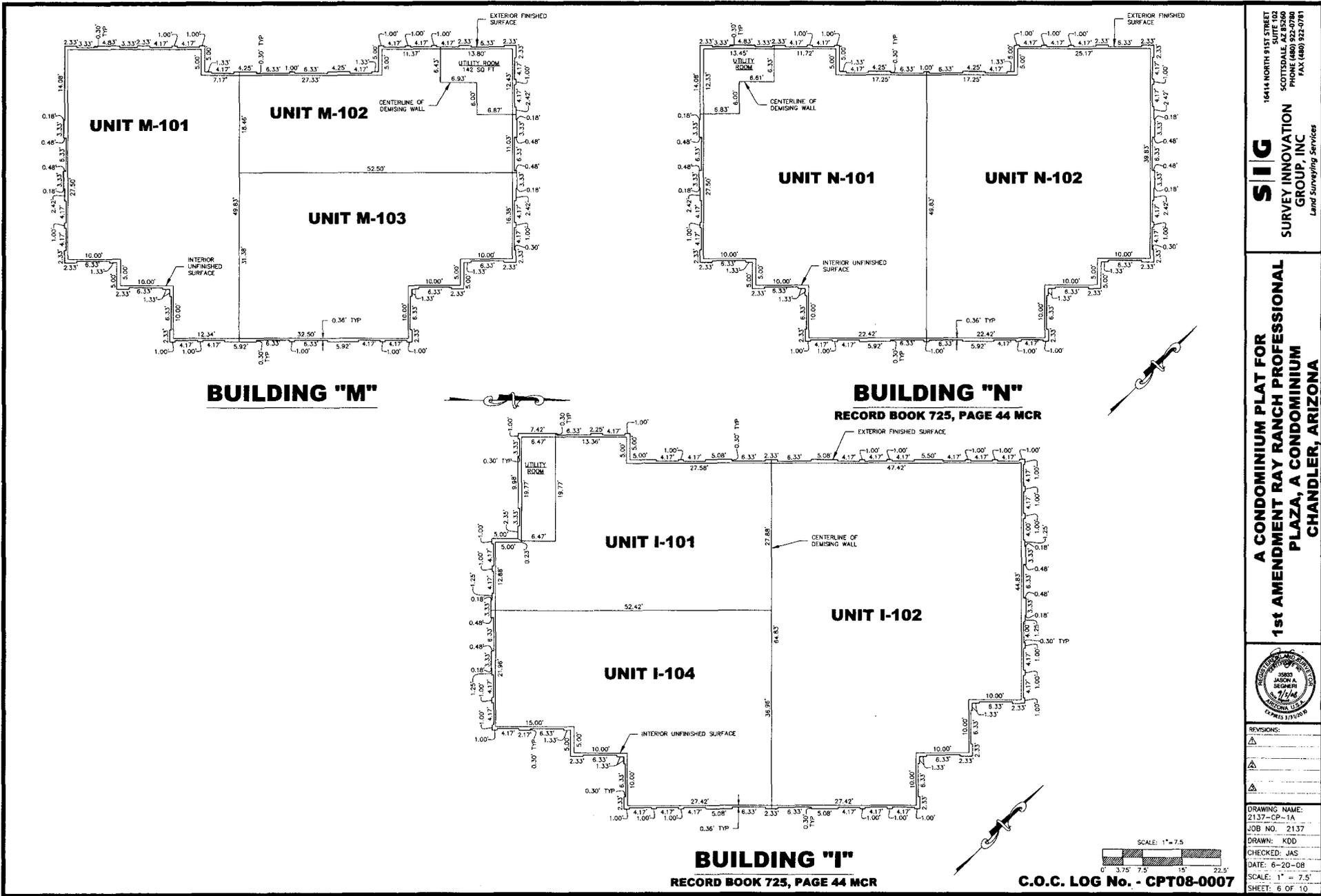
REVISIONS:	
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DRAWING NAME:
 2137-CF-1A
 JOB NO.: 2137
 DRAWN: KDD
 CHECKED: JAS
 DATE: 6-20-08
 SCALE: 1" = 7.5'
 SHEET: 5 OF 10



SCALE: 1" = 7.5'

C.O.C. LOG No. - CPT08-0007



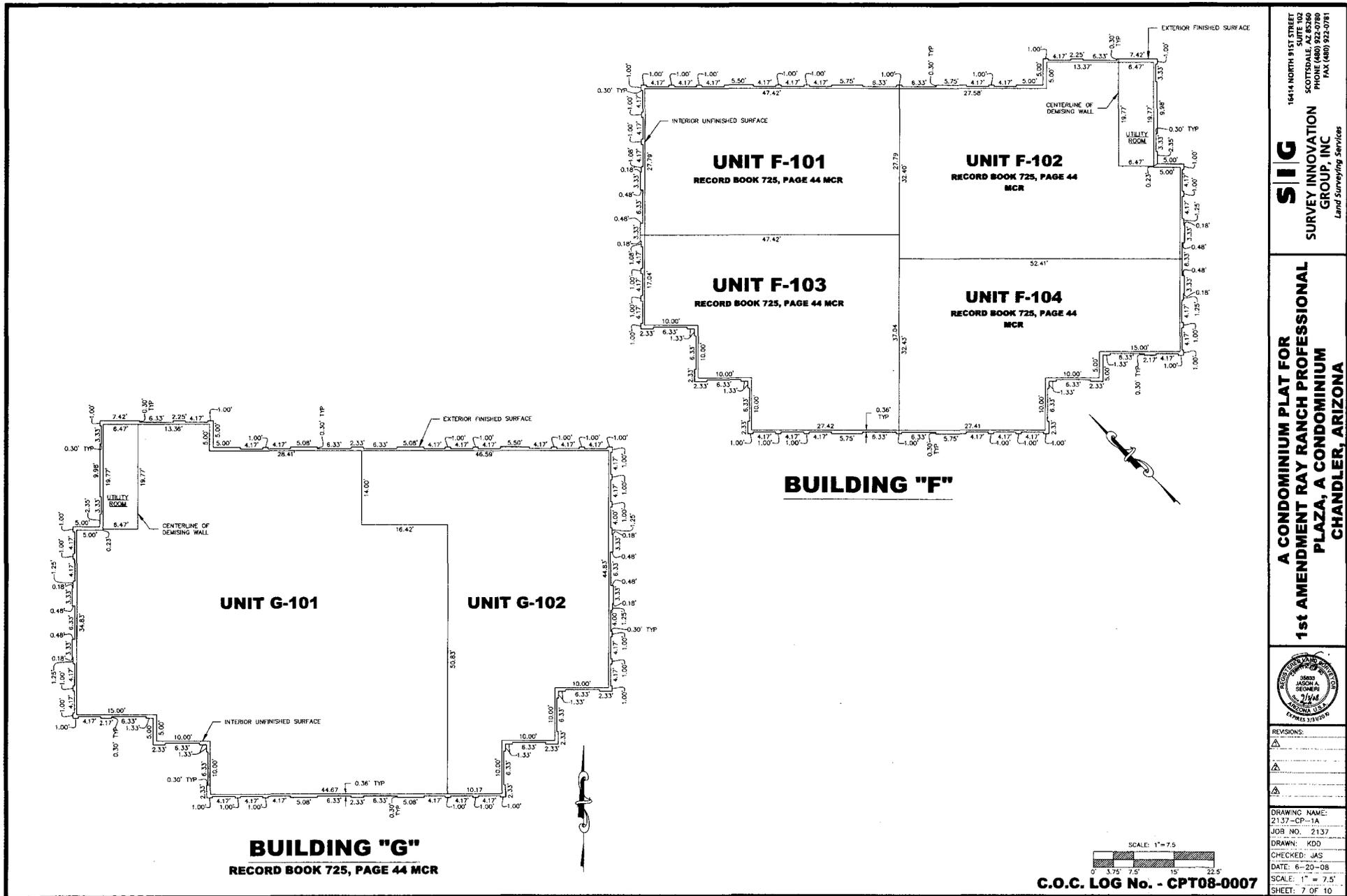
1614 NORTH 81ST STREET
 SUITE 102
 SCOTTSDALE, AZ 85260
 PHONE (480) 922-0780
 FAX (480) 922-0781

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 SURVEY INNOVATION
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 Land Surveying Services

**A CONDOMINIUM PLAN FOR
 1st AMENDMENT RAY RANCH PROFESSIONAL
 PLAZA, A CONDOMINIUM
 CHANDLER, ARIZONA**



REVISIONS:	
Δ	
Δ	
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DRAWING NAME:	2137-CP-1A
JOB NO.:	2137
DRAWN:	KDD
CHECKED:	JAS
DATE:	6-20-08
SCALE:	1" = 7.5'
SHEET:	6 OF 10



SIG
 1614 NORTH 91ST STREET
 SUITE 210
 SCOTTSDALE, ARIZONA 85258
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SURVEY INNOVATION GROUP, INC
Land Surveying Services

**A CONDOMINIUM PLAN FOR
 1st AMENDMENT RAY RANCH PROFESSIONAL
 PLAZA, A CONDOMINIUM
 CHANDLER, ARIZONA**



REVISIONS:

DRAWING NAME:
 2137-CP-1A
 JOB NO. 2137
 DRAWN: KDD
 CHECKED: JAS
 DATE: 6-20-08
 SCALE: 1" = 7.5'
 SHEET: 7 OF 10

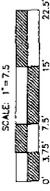
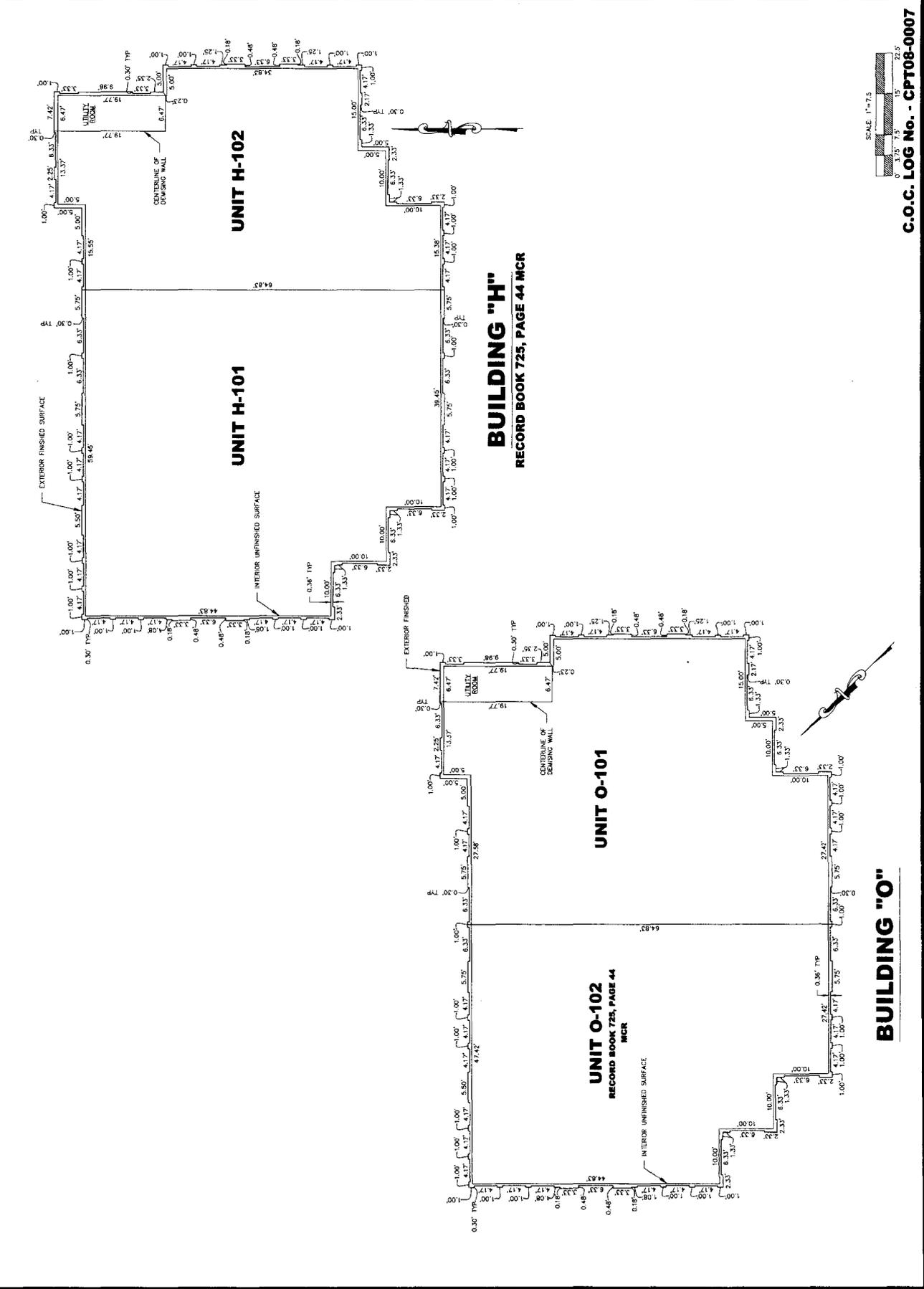
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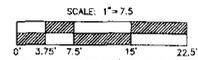
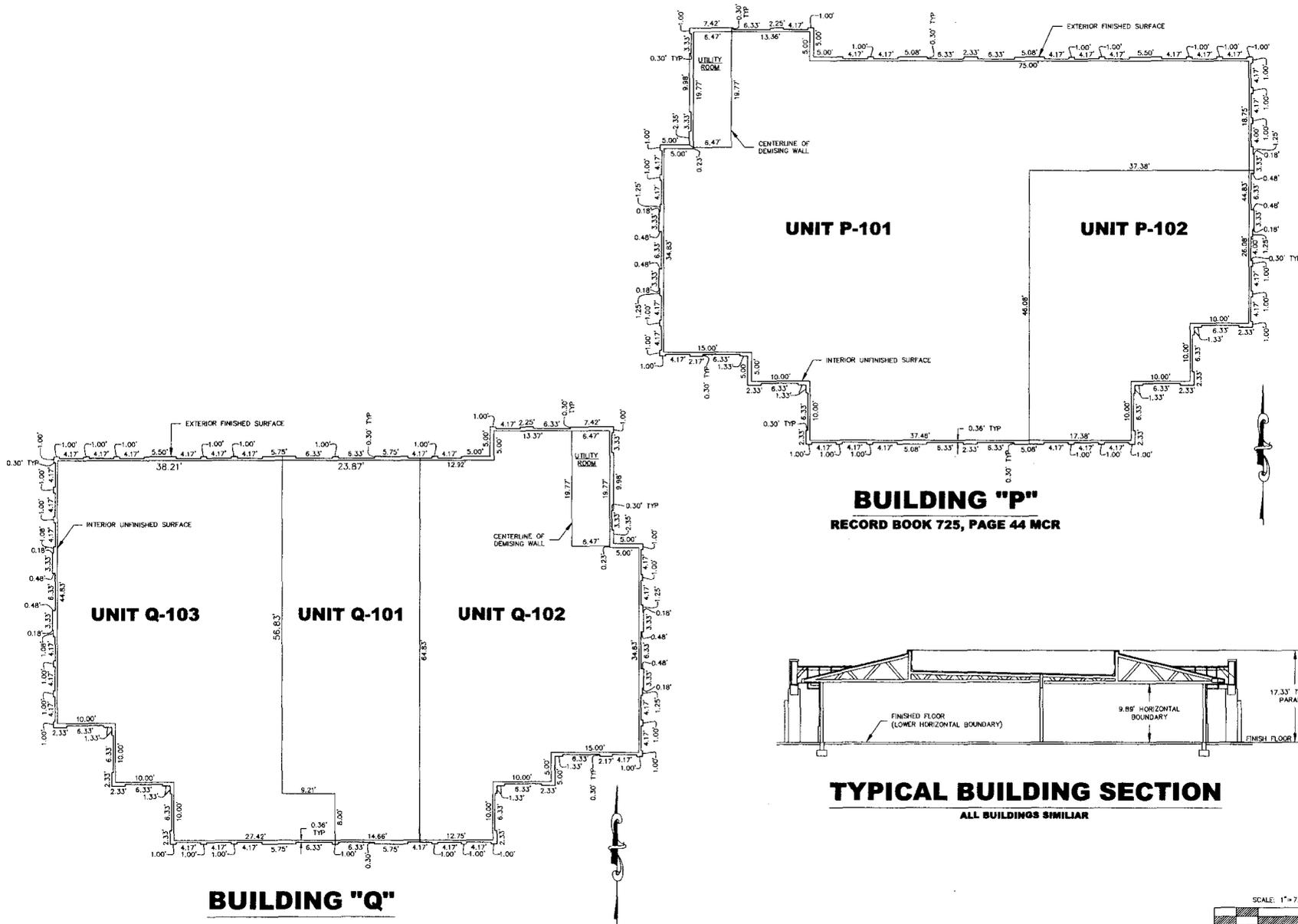
C.O.C. LOG No. - CPT08-0007



REVISIONS	DATE	BY	DESCRIPTION

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JOB NO.:	21.37
DRAWN:	MOD
CHECKED:	JMS
DATE:	6-20-08
SCALE:	1" = 7.5'
SHEET:	8 OF 10





C.O.C. LOG No. - CPT08-0007

1614 NORTH 91ST STREET
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Land Surveying Services

**A CONDOMINIUM PLAT FOR
 1st AMENDMENT RAY RANCH PROFESSIONAL
 PLAZA, A CONDOMINIUM
 CHANDLER, ARIZONA**

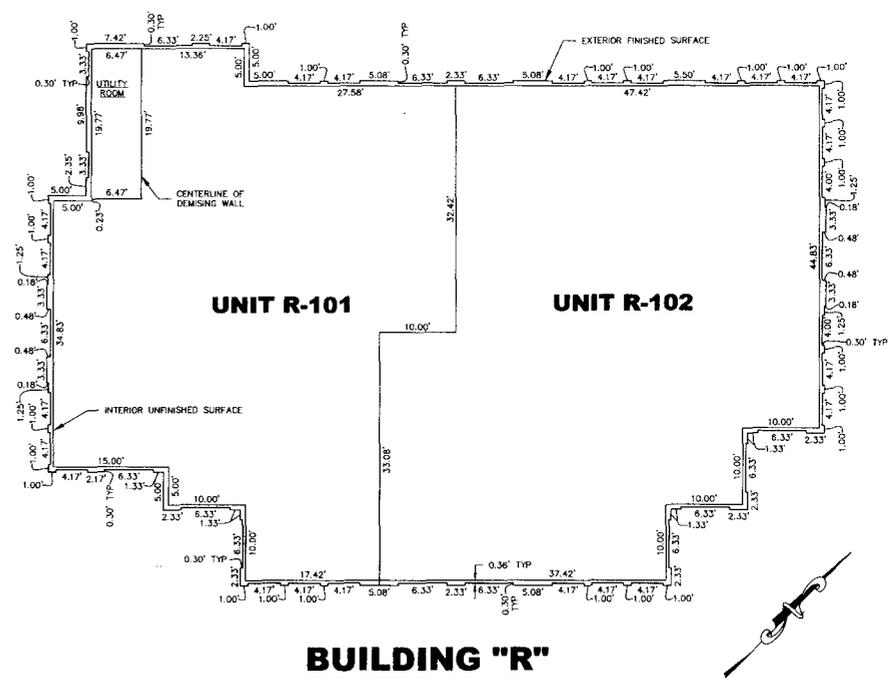


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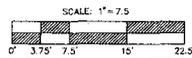
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 2137-CP-1A
 JOB NO.: 2137
 DRAWN: KDD
 CHECKED: JAS
 DATE: 6-20-08
 SCALE: 1" = 7.5'
 SHEET: 9 OF 10

AREA TABLE

No.	NET AREA	GROSS AREA	PORTION OF UTILITY ROOM	TOTAL GROSS	LOWER HORIZONTAL BOUNDARY ELEVATION	UPPER HORIZONTAL BOUNDARY ELEVATION
BUILDING "J" (R)	1,990 SQ FT	2,062 SQ FT	75 SQ FT	2,137 SQ FT	1194.50	1204.42
UNIT J-101	1,860 SQ FT	1,921 SQ FT	70 SQ FT	1,991 SQ FT	1194.50	1204.42
UTILITY ROOM	129 SQ FT	145 SQ FT	145 SQ FT	142 SQ FT	1194.50	1204.42
TOTAL BUILDING "J"	3,979 SQ FT	4,128 SQ FT	145 SQ FT	4,128 SQ FT	1194.50	1204.42
BUILDING "K"	963 SQ FT	1,000 SQ FT	36 SQ FT	1,036 SQ FT	1194.50	1204.42
UNIT K-101	2,889 SQ FT	2,986 SQ FT	106 SQ FT	3,092 SQ FT	1194.50	1204.42
UTILITY ROOM	126 SQ FT	142 SQ FT	142 SQ FT	142 SQ FT	1194.50	1204.42
TOTAL BUILDING "K"	3,979 SQ FT	4,128 SQ FT	142 SQ FT	4,128 SQ FT	1194.50	1204.42
BUILDING "L"	1,890 SQ FT	2,062 SQ FT	75 SQ FT	2,137 SQ FT	1194.50	1204.42
UNIT L-101	1,860 SQ FT	1,920 SQ FT	70 SQ FT	1,990 SQ FT	1194.50	1204.42
UTILITY ROOM	129 SQ FT	145 SQ FT	145 SQ FT	142 SQ FT	1194.50	1204.42
TOTAL BUILDING "L"	3,979 SQ FT	4,128 SQ FT	145 SQ FT	4,128 SQ FT	1194.50	1204.42
BUILDING "M"	1,487 SQ FT	1,554 SQ FT	58 SQ FT	1,610 SQ FT	1194.50	1204.42
UNIT M-101	965 SQ FT	993 SQ FT	35 SQ FT	1,028 SQ FT	1194.50	1204.42
UTILITY ROOM	1,397 SQ FT	1,439 SQ FT	51 SQ FT	1,490 SQ FT	1194.50	1204.42
UTILITY ROOM	126 SQ FT	142 SQ FT	142 SQ FT	142 SQ FT	1194.50	1204.42
TOTAL BUILDING "M"	3,979 SQ FT	4,128 SQ FT	142 SQ FT	4,128 SQ FT	1194.50	1204.42
BUILDING "N" (R)	1,863 SQ FT	1,924 SQ FT	69 SQ FT	1,993 SQ FT	1194.50	1204.42
UNIT N-101	1,990 SQ FT	2,062 SQ FT	73 SQ FT	2,135 SQ FT	1194.50	1204.42
UTILITY ROOM	126 SQ FT	142 SQ FT	142 SQ FT	142 SQ FT	1194.50	1204.42
TOTAL BUILDING "N"	3,979 SQ FT	4,128 SQ FT	142 SQ FT	4,128 SQ FT	1194.50	1204.42
BUILDING "O"	2,774 SQ FT	2,851 SQ FT	70 SQ FT	2,921 SQ FT	1194.50	1204.42
UNIT O-101	2,970 SQ FT	3,046 SQ FT	74 SQ FT	3,120 SQ FT	1194.50	1204.42
UTILITY ROOM	128 SQ FT	144 SQ FT	144 SQ FT	144 SQ FT	1194.50	1204.42
TOTAL BUILDING "O"	5,872 SQ FT	6,041 SQ FT	144 SQ FT	6,041 SQ FT	1194.50	1204.42
BUILDING "P" (R)	4,322 SQ FT	4,435 SQ FT	108 SQ FT	4,543 SQ FT	1194.50	1204.42
UNIT P-101	1,422 SQ FT	1,462 SQ FT	36 SQ FT	1,498 SQ FT	1194.50	1204.42
UTILITY ROOM	128 SQ FT	144 SQ FT	144 SQ FT	144 SQ FT	1194.50	1204.42
TOTAL BUILDING "P"	5,872 SQ FT	6,041 SQ FT	144 SQ FT	6,041 SQ FT	1194.50	1204.42
BUILDING "Q" (R)	1,540 SQ FT	1,571 SQ FT	37 SQ FT	1,608 SQ FT	1194.50	1204.42
UNIT Q-101	2,019 SQ FT	2,081 SQ FT	51 SQ FT	2,132 SQ FT	1194.50	1204.42
UTILITY ROOM	2,177 SQ FT	2,245 SQ FT	54 SQ FT	2,299 SQ FT	1194.50	1204.42
UTILITY ROOM	128 SQ FT	144 SQ FT	144 SQ FT	144 SQ FT	1194.50	1204.42
TOTAL BUILDING "Q"	5,872 SQ FT	6,041 SQ FT	144 SQ FT	6,041 SQ FT	1194.50	1204.42
BUILDING "R"	2,646 SQ FT	2,718 SQ FT	66 SQ FT	2,784 SQ FT	1194.50	1204.42
UNIT R-101	3,098 SQ FT	3,179 SQ FT	78 SQ FT	3,257 SQ FT	1194.50	1204.42
UTILITY ROOM	128 SQ FT	144 SQ FT	144 SQ FT	144 SQ FT	1194.50	1204.42
TOTAL BUILDING "R"	5,872 SQ FT	6,041 SQ FT	144 SQ FT	6,041 SQ FT	1194.50	1204.42
BUILDING "A" (R)	2,376 SQ FT	2,454 SQ FT	78 SQ FT	2,532 SQ FT	1193.33	1203.25
UNIT A-101	1,474 SQ FT	1,528 SQ FT	58 SQ FT	1,584 SQ FT	1193.33	1203.25
UTILITY ROOM	128 SQ FT	145 SQ FT	145 SQ FT	145 SQ FT	1193.33	1203.25
TOTAL BUILDING "A"	3,979 SQ FT	4,127 SQ FT	145 SQ FT	4,127 SQ FT	1193.33	1203.25
BUILDING "B"	1,477 SQ FT	1,531 SQ FT	55 SQ FT	1,586 SQ FT	1193.50	1203.42
UNIT B-101	2,376 SQ FT	2,455 SQ FT	87 SQ FT	2,542 SQ FT	1193.50	1203.42
UTILITY ROOM	126 SQ FT	142 SQ FT	142 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
BUILDING "C"	963 SQ FT	1,000 SQ FT	36 SQ FT	1,036 SQ FT	1193.50	1203.42
UNIT C-101	2,889 SQ FT	2,986 SQ FT	106 SQ FT	3,092 SQ FT	1193.50	1203.42
UTILITY ROOM	126 SQ FT	142 SQ FT	142 SQ FT	142 SQ FT	1193.50	1203.42
TOTAL BUILDING "C"	3,979 SQ FT	4,128 SQ FT	142 SQ FT	4,128 SQ FT	1193.50	1203.42
BUILDING "D"	1,890 SQ FT	2,062 SQ FT	75 SQ FT	2,137 SQ FT	1193.50	1203.42
UNIT D-101	1,860 SQ FT	1,920 SQ FT	70 SQ FT	1,990 SQ FT	1193.50	1203.42
UTILITY ROOM	129 SQ FT	145 SQ FT	145 SQ FT	142 SQ FT	1193.50	1203.42
TOTAL BUILDING "D"	3,979 SQ FT	4,127 SQ FT	145 SQ FT	4,127 SQ FT	1193.50	1203.42
BUILDING "E" (R)	2,117 SQ FT	2,181 SQ FT	78 SQ FT	2,259 SQ FT	1194.50	1204.42
UNIT E-101	1,736 SQ FT	1,805 SQ FT	64 SQ FT	1,869 SQ FT	1194.50	1204.42
UTILITY ROOM	126 SQ FT	142 SQ FT	142 SQ FT	142 SQ FT	1194.50	1204.42
TOTAL BUILDING "E"	3,979 SQ FT	4,128 SQ FT	142 SQ FT	4,128 SQ FT	1194.50	1204.42
BUILDING "F" (R)	1,318 SQ FT	1,354 SQ FT	33 SQ FT	1,387 SQ FT	1193.80	1203.72
UNIT F-101 (R)	1,594 SQ FT	1,630 SQ FT	40 SQ FT	1,670 SQ FT	1193.80	1203.72
UNIT F-103 (R)	1,457 SQ FT	1,496 SQ FT	37 SQ FT	1,533 SQ FT	1193.80	1203.72
UTILITY ROOM	1,375 SQ FT	1,417 SQ FT	35 SQ FT	1,452 SQ FT	1193.80	1203.72
UTILITY ROOM	128 SQ FT	144 SQ FT	144 SQ FT	144 SQ FT	1193.80	1203.72
TOTAL BUILDING "F"	5,872 SQ FT	6,041 SQ FT	144 SQ FT	6,041 SQ FT	1193.80	1203.72
BUILDING "G" (R)	3,858 SQ FT	3,944 SQ FT	86 SQ FT	4,040 SQ FT	1194.00	1203.92
UNIT G-101	1,886 SQ FT	1,953 SQ FT	48 SQ FT	2,001 SQ FT	1194.00	1203.92
UTILITY ROOM	128 SQ FT	144 SQ FT	144 SQ FT	144 SQ FT	1194.00	1203.92
TOTAL BUILDING "G"	5,872 SQ FT	6,041 SQ FT	144 SQ FT	6,041 SQ FT	1194.00	1203.92
BUILDING "H" (R)	3,554 SQ FT	3,643 SQ FT	89 SQ FT	3,732 SQ FT	1194.00	1203.92
UNIT H-101	2,190 SQ FT	2,254 SQ FT	55 SQ FT	2,309 SQ FT	1194.00	1203.92
UTILITY ROOM	128 SQ FT	144 SQ FT	144 SQ FT	144 SQ FT	1194.00	1203.92
TOTAL BUILDING "H"	5,872 SQ FT	6,041 SQ FT	144 SQ FT	6,041 SQ FT	1194.00	1203.92
BUILDING "I" (R)	1,358 SQ FT	1,390 SQ FT	34 SQ FT	1,424 SQ FT	1194.50	1204.42
UNIT I-101	2,774 SQ FT	2,851 SQ FT	70 SQ FT	2,921 SQ FT	1194.50	1204.42
UTILITY ROOM	1,612 SQ FT	1,656 SQ FT	40 SQ FT	1,696 SQ FT	1194.50	1204.42
UTILITY ROOM	128 SQ FT	144 SQ FT	144 SQ FT	144 SQ FT	1194.50	1204.42
TOTAL BUILDING "I"	5,872 SQ FT	6,041 SQ FT	144 SQ FT	6,041 SQ FT	1194.50	1204.42



BUILDING "R"



C.O.C. LOG No. - CPT08-0007

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SIG
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GROUP, INC
Land Surveying Services

**A CONDOMINIUM PLAN FOR
1st AMENDMENT RAY RANCH PROFESSIONAL
PLAZA, A CONDOMINIUM
CHANDLER, ARIZONA**



REVISIONS:
 △
 △
 △

DRAWING NAME:
2137-GS-1A
 JOB NO.: 2137
 DRAWN: KDD
 CHECKED: JAS
 DATE: 8-20-08
 SCALE: 1" = 7.5'
 SHEET: 10 OF 10