

CONDOMINIUM PLAT

FOR

21ST & THOMAS MEDICAL AND PROFESSIONAL PLAZA CONDOMINIUM

2033 EAST THOMAS ROAD

PHOENIX, AZ

DEVELOPER/DECLARANT (OWNER)

21ST & THOMAS OFFICE PLAZA, INC.
4545 N. 36TH ST. SUITE 101
PHOENIX, AZ 85018
(602) 402-4455

ARCHITECT

K/D ARCHITECTS
6151 E. INDIAN BEND RD.
STE. 109
SCOTTSDALE, AZ
85250(480) 483-3366

ENGINEER

GRIFFIN-JACOBS ENGINEERING, INC.
6843 N. 8TH AVENUE
PHOENIX, ARIZONA 85013
(602) 212-1279
(602) 212-1553 (FAX)
CONTACT PERSON: JIM GRIFFIN

SITE ADDRESS

2033 E. THOMAS ROAD
PHOENIX, AZ

SITE AREA:

NET AREA 32,372 Sq. Ft. OR 0.74
ACRES MORE OR LESS.

GROSS AREA 46,206 Sq. Ft. OR
1.06 ACRES MORE OR LESS.

BENCHMARK

A.H.D. ELEVATION STATION B.C. ON
SOUTH SIDEWALK OF BRIDGE AT
CENTERLINE OF GRAND CANAL.

ELEVATION=1133.01 (C.O.P. DATUM)

FLOOD ZONE

FLOOD ZONE DESIGNATION:
COMMUNITY NO.: 040051 C.O.P.
PANEL NO.: 2135 F
DATE: SEPTEMBER 30, 2005

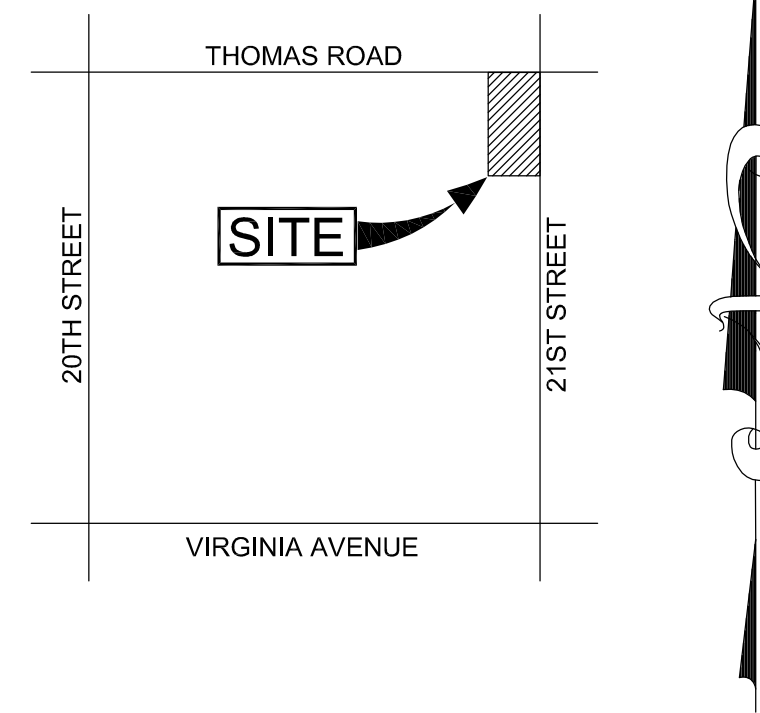
NOTE

THIS PLAT HAS AN ASSURED WATER SUPPLY PROVIDED
AS INDICATED BY LETTER FROM A.D.W.R.

LEGEND

- 1/2" REBAR TO BE SET
W/ LS CAP #34559
- R/W RIGHT-OF-WAY
- ↓ C.S. CORNER OF THIS SUBDIVISION
- BRASS CAP FLUSH TO BE SET UPON
FINAL PLAT APPROVAL (PER MAG 120-1 TYPE "B")
- ☒ BRASS CAP IN HAND HOLE
- △ FOUND PROPERTY CORNER AS NOTED
- PUE PUBLIC UTILITY EASEMENT
- P1 INDICATES UNCOVERED PARKING SPACE & NUMBER
- PC1 INDICATES COVERED PARKING SPACE & NUMBER
- PH1 INDICATES HANDICAP PARKING SPACE & NUMBER
- PC1H INDICATES COVERED HANDICAP PARKING SPACE & NUMBER
- C.E. INDICATES COMMON ELEMENT

A PORTION OF THE WEST 1/2 OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP (NTS)

NOTES:

1. ALL PORTIONS OF THE CONDOMINIUM OTHER THAN THE UNITS SHALL BE COMMON ELEMENTS.
2. THE CONDOMINIUM SHALL BE SUBJECT TO THE "CONDOMINIUM DECLARATION AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 21ST & THOMAS MEDICAL AND PROFESSIONAL PLAZA CONDOMINIUM", TO BE RECORDED FOLLOWING THE RECORDING OF THIS PLAT.
3. THIS PLAT CONTAINS ALL OF THE INFORMATION REQUIRED TO BE SET FORTH ON THIS PLAT BY A.R.S. 33-1219.
4. THE BOUNDARIES OF EACH UNIT ARE AS FOLLOWS:
 - (A) THE VERTICAL BOUNDARIES ARE THE EXTERIOR SURFACES OF THE PERIMETER BUILDING WALLS (AND THE EXTERIOR SURFACE OF ANY WINDOWS OR DOORS IN THE PERIMETER BUILDING WALLS) OF THE BUILDING IN WHICH THE UNIT IS LOCATED AND A VERTICAL PLANE RUNNING THROUGH THE CENTER OF ANY ADJOINING PARTY WALL SEPARATING THE UNIT FROM ANOTHER UNIT;
 - (B) THE UPPER HORIZONTAL BOUNDARY LINE OF UNITS 101, 102, 103 AND 104 IS A LINE 9 FEET ABOVE THE FINISHED FLOOR ELEVATION OF THE BUILDING IN WHICH THE UNIT IS LOCATED RUNNING PARALLEL TO THE FINISHED FLOOR ELEVATION OF THE BUILDING IN WHICH THE UNIT IS LOCATED, AS SHOWN ON THIS PLAT; AND
 - (C) THE UPPER HORIZONTAL BOUNDARY LINE OF UNITS 201, 202, 203 AND 204 IS A LINE 22 FEET ABOVE THE FINISHED FLOOR ELEVATION OF THE BUILDING IN WHICH THE UNIT IS LOCATED RUNNING PARALLEL TO THE FINISHED FLOOR ELEVATION OF THE BUILDING IN WHICH THE UNIT IS LOCATED, AS SHOWN ON THIS PLAT; AND
 - (D) THE UPPER HORIZONTAL BOUNDARY LINE OF UNITS 301 AND 302 IS A LINE 35 FEET ABOVE THE FINISHED FLOOR ELEVATION OF THE BUILDING IN WHICH THE UNIT IS LOCATED RUNNING PARALLEL TO THE FINISHED FLOOR ELEVATION OF THE BUILDING IN WHICH THE UNIT IS LOCATED, AS SHOWN ON THIS PLAT; AND
 - (E) THE LOWER HORIZONTAL BOUNDARY OF UNITS 101, 102, 103, 104 IS THE TOP OF THE CONCRETE FLOOR SLAB OF THE BUILDING IN WHICH THE UNIT IS LOCATED; AND
 - (F) THE LOWER HORIZONTAL BOUNDARY OF UNITS 201 AND 202 IS A LINE 13 FEET ABOVE THE FINISHED FLOOR ELEVATION OF THE BUILDING IN WHICH THE UNIT IS LOCATED RUNNING PARALLEL TO THE FINISHED FLOOR ELEVATION OF THE BUILDING IN WHICH THE UNIT IS LOCATED, AS SHOWN ON THIS PLAT; AND
 - (G) THE LOWER HORIZONTAL BOUNDARY OF UNITS 203 AND 204 IS A LINE 12.85 FEET ABOVE THE FINISHED FLOOR ELEVATION OF THE BUILDING IN WHICH THE UNIT IS LOCATED RUNNING PARALLEL TO THE FINISHED FLOOR ELEVATION OF THE BUILDING IN WHICH THE UNIT IS LOCATED, AS SHOWN ON THIS PLAT; AND
 - (H) THE LOWER HORIZONTAL BOUNDARY OF UNITS 301 AND 302 IS A LINE 25.85 FEET ABOVE THE FINISHED FLOOR ELEVATION OF THE BUILDING IN WHICH THE UNIT IS LOCATED RUNNING PARALLEL TO THE FINISHED FLOOR ELEVATION OF THE BUILDING IN WHICH THE UNIT IS LOCATED, AS SHOWN ON THIS PLAT.

(FINISHED FLOOR ELEVATION = 1127.03)

DEDICATION

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS: THAT 21ST & THOMAS OFFICE PLAZA, INC., AN ARIZONA CORPORATION, AS OWNER OF FEE TITLE TO THE PROPERTY DEPICTED HEREON, IN COMPLIANCE WITH THE ARIZONA CONDOMINIUM ACT, CHAPTER 9 OF TITLE 33 OF THE ARIZONA REVISED STATUTES, HAS RESUBDIVIDED LOT 2 OF VILLA POTRERO, A SUBDIVISION RECORDED IN BOOK 25, PAGE 3 OF THE RECORDS OF MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "21ST & THOMAS MEDICAL AND PROFESSIONAL PLAZA CONDOMINIUM", LOCATED IN A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE BOUNDARIES OF THE CONDOMINIUM, THE LOCATION AND DIMENSIONS OF THE VERTICAL BOUNDARIES OF EACH UNIT AND THE IDENTIFYING NUMBER OF EACH UNIT, AND THE COMMON ELEMENTS CONTAINED WITHIN THE CONDOMINIUM. EACH UNIT SHALL BE KNOWN BY THE NUMBER GIVEN EACH RESPECTIVELY ON THIS PLAT. THE EASEMENTS SHOWN HEREON ARE DEDICATED FOR THE PURPOSES SHOWN HEREON, AND 21ST & THOMAS OFFICE PLAZA, INC., AS OWNER, HEREBY DECLARES AND DEDICATES TO THE CITY OF PHOENIX FOR USE AS SUCH THE EASEMENTS AS SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE-DESCRIBED PREMISES. AN INGRESS AND EGRESS EASEMENTS FOR REFUSE AND EMERGENCY STORM DRAINAGE ARE DEDICATED ACROSS THE ENTIRETY OF THE COMMON ELEMENTS. THE COMMON ELEMENTS WILL BE OWNED AND MAINTAINED BY THE 21ST & THOMAS MEDICAL AND PROFESSIONAL PLAZA CONDOMINIUM OWNERS' ASSOCIATION AS MORE PARTICULARLY DESCRIBED IN THE CONDOMINIUM DECLARATION AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 21ST AVENUE & THOMAS MEDICAL AND PROFESSIONAL PLAZA CONDOMINIUM.

THERE HAS BEEN OR IS BEING RECORDED HERewith THE CONDOMINIUM DECLARATION AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 21ST & THOMAS MEDICAL AND PROFESSIONAL PLAZA CONDOMINIUM WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL AREAS SHOWN ON THIS PLAT.

THE COMMON ELEMENTS SHALL BE MAINTAINED BY THE "21ST & THOMAS MEDICAL AND PROFESSIONAL PLAZA CONDOMINIUM OWNERS' ASSOCIATION".

IN WITNESS WHEREOF: 21ST & THOMAS OFFICE PLAZA, INC. HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED.

21ST & THOMAS OFFICE PLAZA, INC.,
AN ARIZONA CORPORATION
BY: _____
ITS: _____
DATE: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)

COUNTY OF MARICOPA)

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS ____ DAY OF _____, 2007
BY JOHN A. SHOECRAFT, THE PRESIDENT OF 21ST & THOMAS OFFICE PLAZA, INC.,
AN ARIZONA CORPORATION, ON BEHALF OF SAID CORPORATION, AS OWNER.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____ DATE _____

APPROVAL'S

APPROVED BY: _____ DATE _____
FOR THE DEVELOPMENT SERVICES DEPARTMENT

APPROVED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA
THIS ____ DAY OF _____, 2007.

ATTEST: _____
CITY CLERK

CERTIFICATION

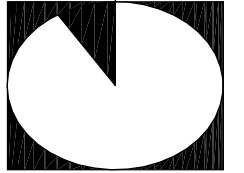
I HEREBY CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND MAPPED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF JANUARY, 2006; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY _____

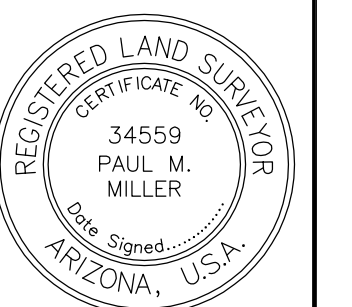


PAPP # 0502214
KIVA #: 05-2277
Q.S. #: 14-32
SDEV #: 0502214

GRIFFIN-JACOBS
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LAND PLANNING
6843 NORTH 8TH AVENUE
PHOENIX, ARIZONA 85013
T. 602.212.1279 F. 602.212.1953



CONDOMINIUM PLAT
21ST & THOMAS MEDICAL AND PROFESSIONAL PLAZA CONDOMINIUM
PHOENIX, ARIZONA



REVISIONS:

DESIGN BY: BBT
DRAWN BY: BBT
SCALE: N/A
DATE: AUG 2007

JOB No.:
0556

C1 of 6