



2152 South Vineyard, Suite 123  
Mesa, AZ 85210

e-mail: warddevelopment@yahoo.com

Office 480.899.4330

Cell 602.377.6553

## Santiago Gated Community

**Narrative:** Santiago is a magnificent, infill, gated community in the heart of Phoenix. The project features an interior neighborhood park with a covered playground and a basketball court. The site is 10 minutes to downtown Phoenix, the Arizona State Capital, Sky Harbor Airport, four regional medical centers, and the ASU Campus. There are over 120,000 jobs within a 5 mile radius of Santiago along the I -10 corridor. The Sabis International Charter School is a neighbor to the east that offers free tuition and free dental care to all students. Santiago has great views of South Mountain. There is a very strong need for new homes in this submarket.

**Location:** Southeast corner of Roeser Road and 16<sup>th</sup> Street:  
City of Phoenix

**Entitlements:** Civil Plans and Final Plat have been approved by the City of Phoenix. The construction budget has been prepared by Sandbox Consultants.

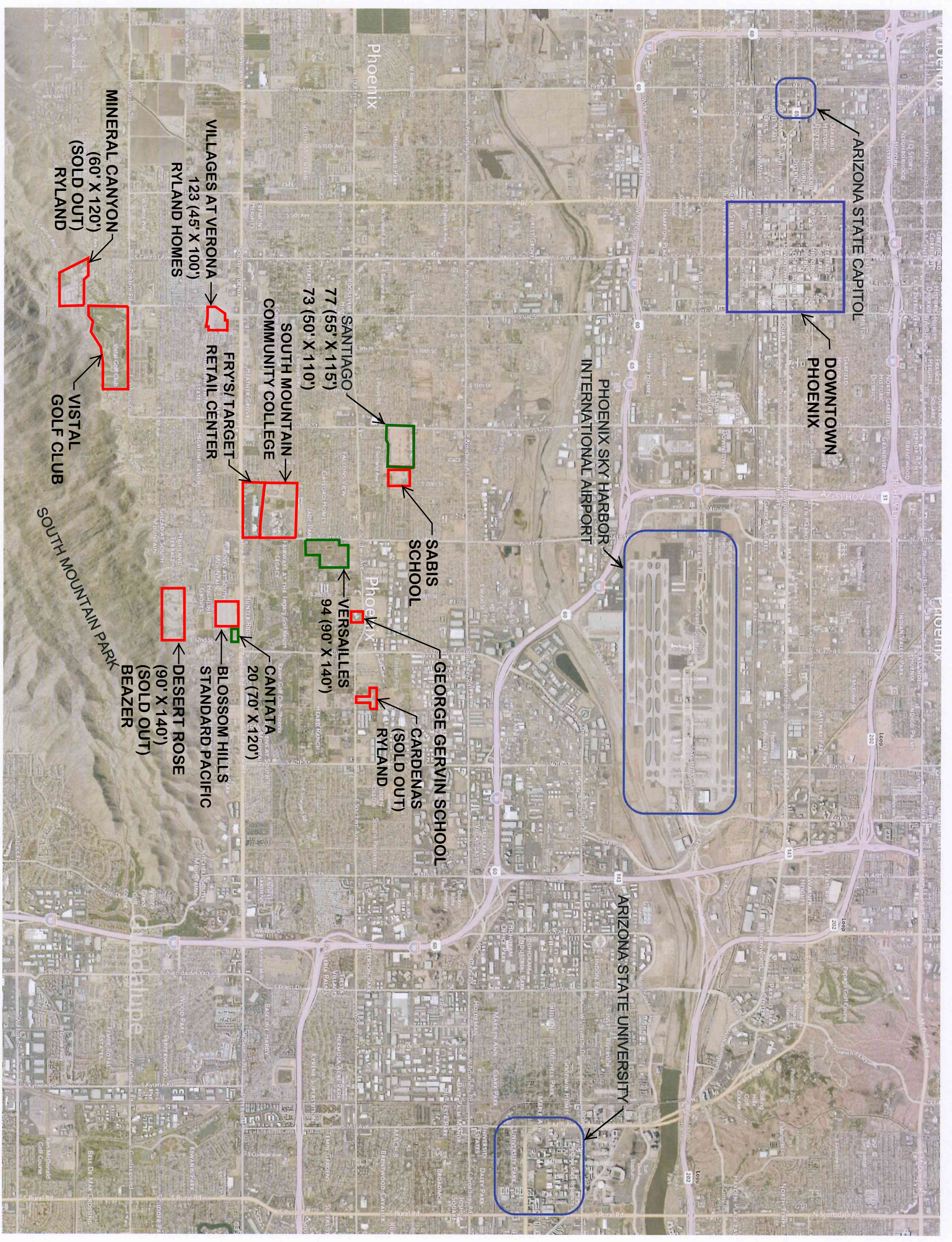
<b>Size:</b>	73 Home sites (50' x 110')	
<b>Price:</b>	\$30,000 x 73 Home sites (P+E)	\$2,190,000
	<u>\$27,524</u> to improve	
	\$57,524 per finished Lot	
	* No City of Phoenix impact fees	

<b>Size:</b>	77 Home sites (55' x 115')	
<b>Price:</b>	\$30,000 x 77 Home sites (P+E)	\$2,310,000
	<u>\$30,276</u> to improve	
	\$60,276 per finished Lot	
	* No City of Phoenix impact fees	
		\$4,500,000

**Improvements:** All arterial street improvements are complete.  
(Phoenix water and sewer are to the site)

**Close of Escrow:** The project is permit ready.

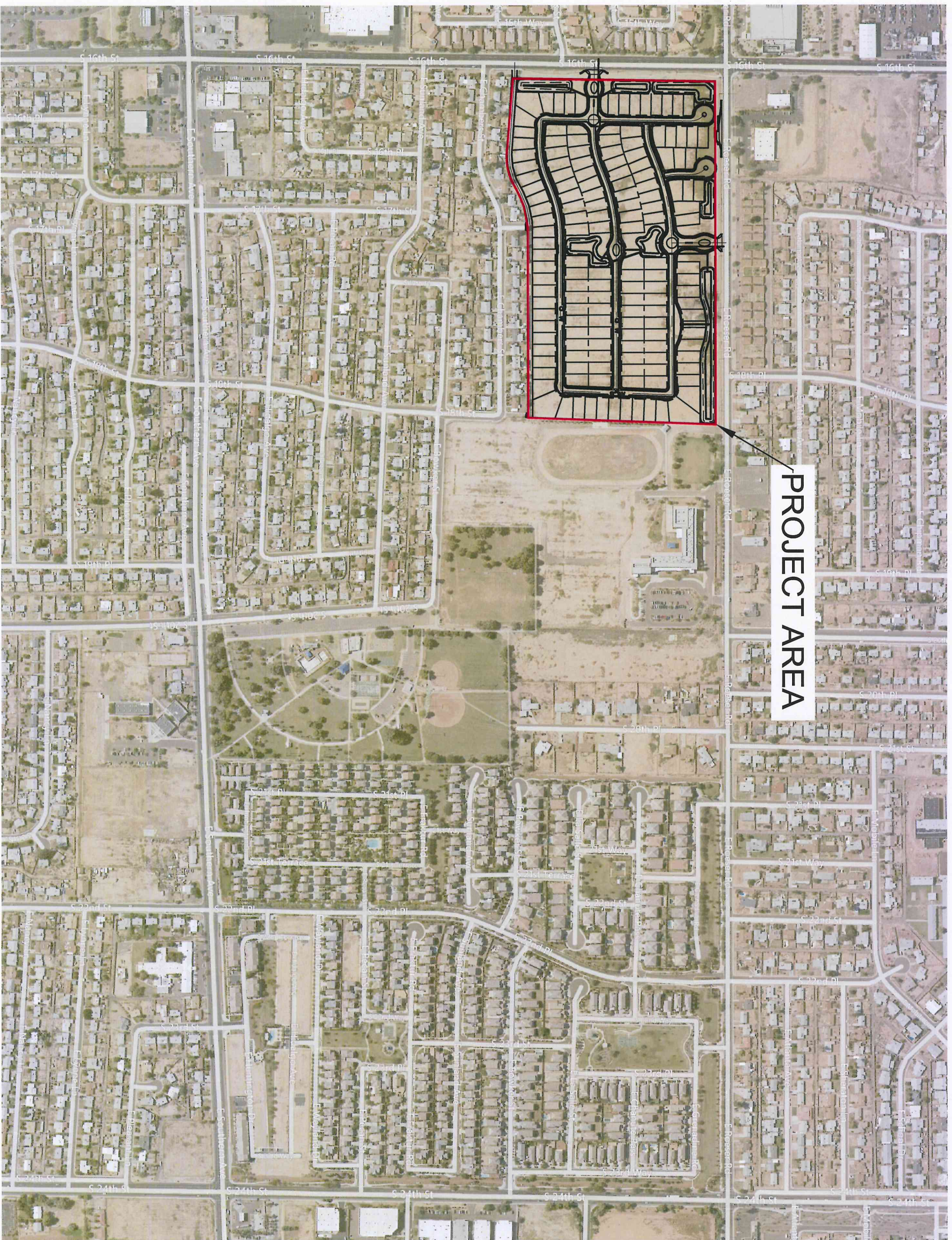
**Exclusively Marketed by  
Scott F. Ward**



SCALE  
 0 2000' 4000'  
 HORIZ. 1" = 2000'



SUNRISE  
 ENGINEERING  
 2152 SOUTH VINEYARD, SUITE 123  
 MESA, ARIZONA 85210  
 TEL. 480.768.8600 • FAX 480.768.8609  
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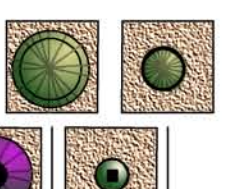
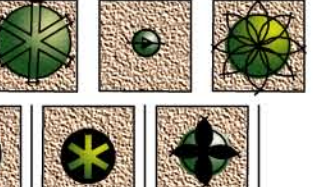
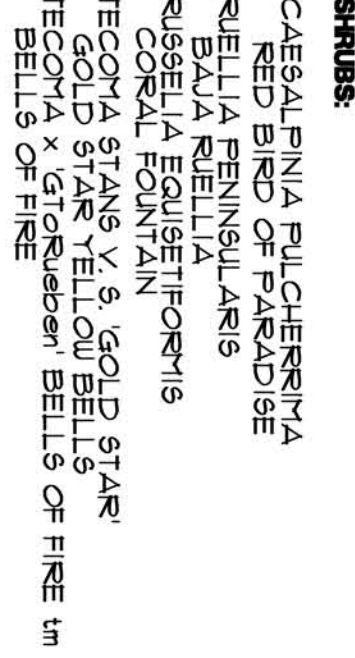

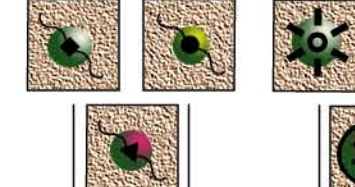
PROJECT AREA

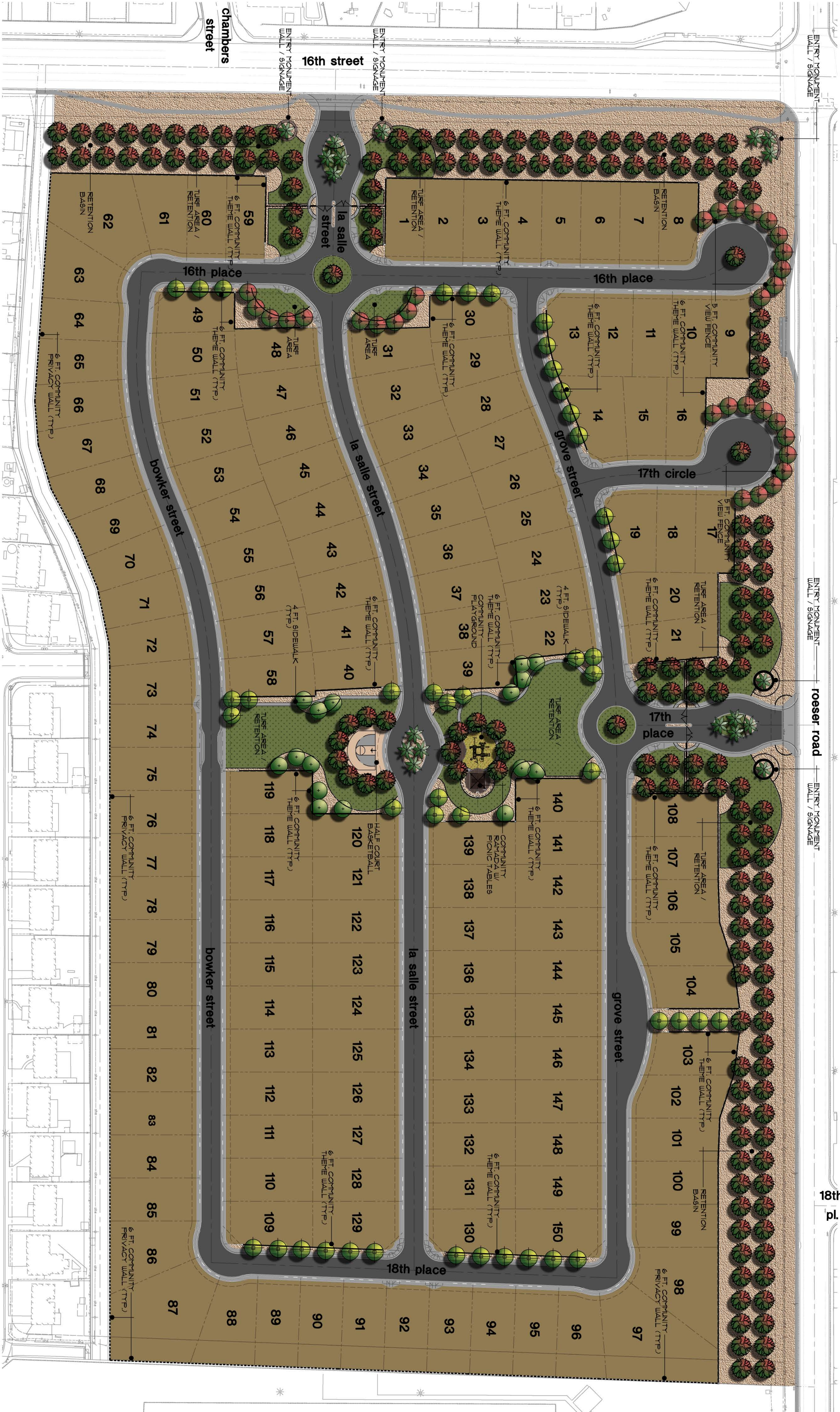
0  
SCALE  
200' 400'  
HORIZ. 1" = 200'



  
**SUNRISE**  
ENGINEERING  
2152 SOUTH VINEYARD, SUITE 123  
MESA, ARIZONA 85210  
TEL 480.768.8600 - FAX 480.768.8609  
WWW.SUNRISE-ENG.COM

**plant schedule:**

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SYMBOL	BOTANICAL / COMMON NAME	SIZE	SYMBOL	BOTANICAL / COMMON NAME	SIZE
	<b>TREES:</b> CHITRARA T. BINK DAWN! PINK DAIN CHITARA FRANKING YELUINA FANTEX FANTEX ASH RED FLIGHT PISTACHE PHOENIX DACTYLIFERA DATE PALM ULMUS SPYRODIA CHINESE EVERGREEN ELM	B GAL, 24' BOX 24' BOX 24' BOX 20 FT TRUNK B GAL		<b>GRASSES:</b> BOITTELOA GRACILIS, 1' BIRDSE NEBITION' BIRD NEBITION BLUE GRASS (M) BERKELEY SEDGE GRASS MULLENBERGIA D. ALPIN D.COU LANTANA SP. NEU GOLD PURPLE POMPEN GRASS	1 GAL, 1 GAL, 1 GAL, 1 GAL, 1 GAL		<b>ACCENTS:</b> AGAVE AMERICANA VAS MARGINALA AGAVE ESCOBEDO CENTURI PLANT' AGAVE DESERTIANA ALOE BLUE ELI EUPHORBIA PLANT CHAMISEROSA HUNTLI'S (MULTI-HEAD) RED STONE ACRYPOLIA FED LANTUS MACROCARPUS LADY'S SLIPPER	5 GAL, 5 GAL, 5 GAL, 3 GAL, 5 GAL, 5 GAL, 5 GAL, 5 GAL, 5 GAL
	<b>SHRUBS:</b> CAEGAL PINA PULCHERRIMA RED BIRD OF PARADISE RIBBIA FLEUNALARIS RUSSELLIA EQUITIPORIS CORAL FOUNTAIN TEGONIA STANS X B. GOLD STAR GOLD STAR YELLOW BELLS TEGONIA STANS BELL'S OF FIRE 1m BELL'S OF FIRE	B GAL, B GAL, B GAL, B GAL, B GAL, B GAL, 5 GAL		<b>PERENNIALS / GROUND COVER:</b> HYMENOXYS ACALI 16 ANGELITA DASY FORSYTHIA BATAIS BLACKIE (ANNUAL) LANTANA SP. NEU GOLD ACACIA REDOLENS DESERT CARPET TM NORON DACTON MID-IRON' MID-IRON BERBERID GRASS	1 GAL, 1 GAL, 1 GAL, 1 GAL, 1 GAL, 1 GAL, 90P		<b>VINES:</b> BIGNONIA RADICANS CREEPER COMMON TRUMPET BOGAVIVILLA 5' BARBARA KARST' FIJIS FAMILIA CREENING HIG VINE	5 GAL, 5 GAL, 3 GAL, 5 GAL, 5 GAL, 5 GAL, 1B GAL



**Grayhorn Design Studio**  
 Planning  
 Landscape Architecture  
 1881 E. Hadden Street  
 Chandler, AZ 85225  
 480.782.1110  
 480.782.1015 fax  
 Date: May 16, 2013

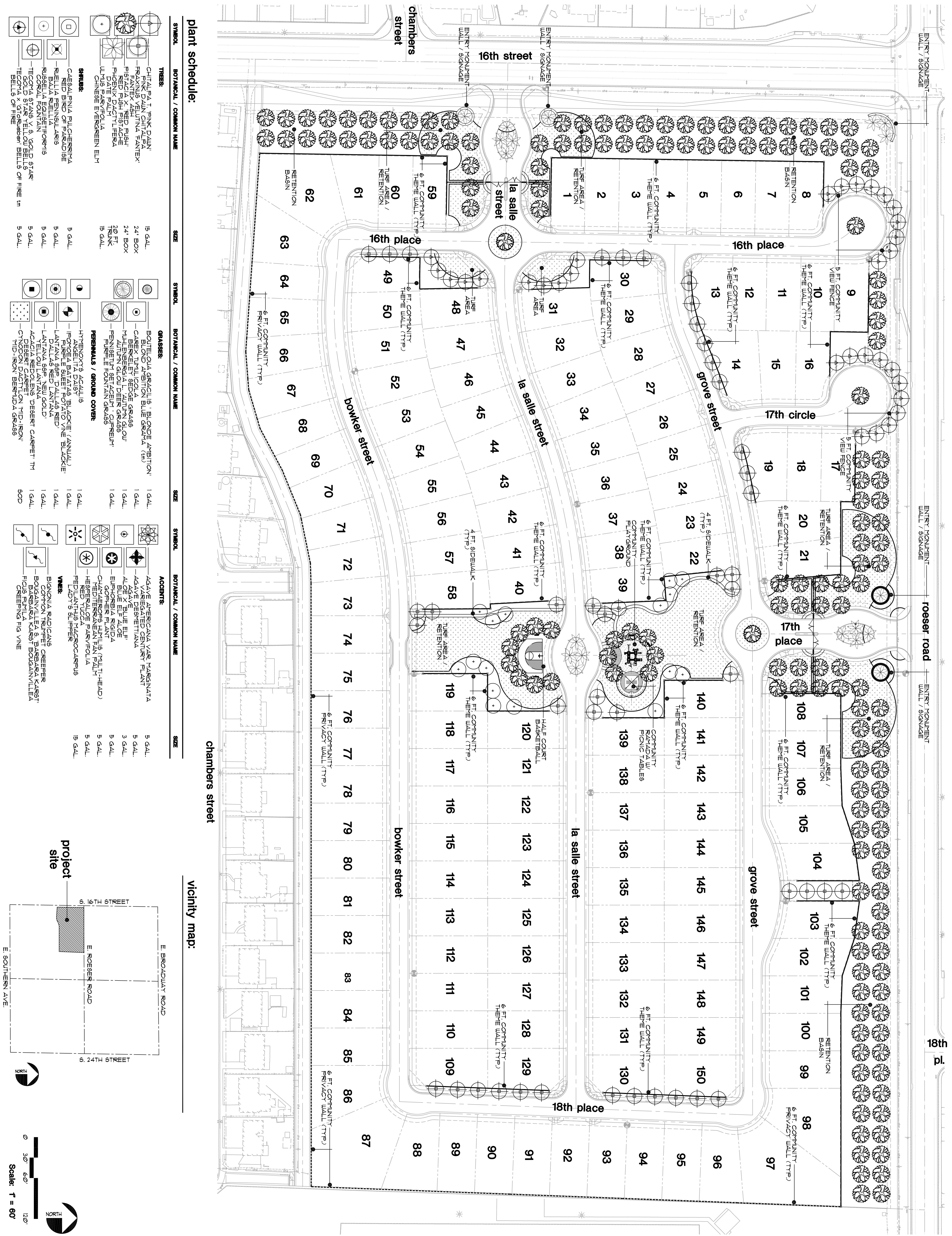


**WARD REAL ESTATE & DEVELOPMENT COMPANY**



*Santiago*  
 16th Street & Roeser  
 Ward Development  
 2152 S. Vineyard, Ste. 123, Mesa, Arizona 85210





**Groynhorn**  
Design Studio

Planning  
Landscape Architecture

1881 E. Harrison Street  
Chandler, AZ 85225  
480 788 1100  
480 788 1016 fax

Date: May 22, 2013

# Santiago

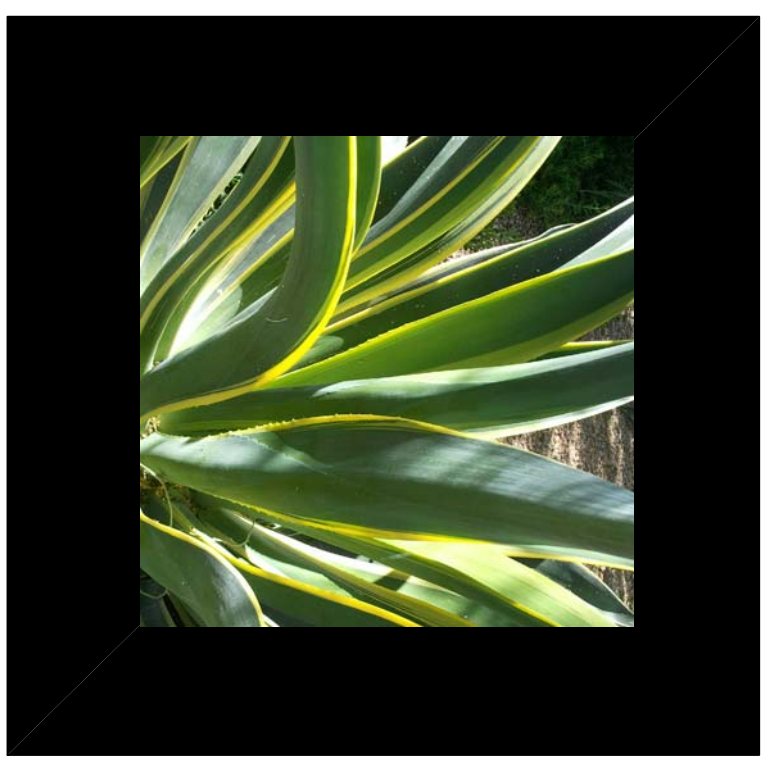
16th Street & Roeser

Ward Development

2152 S. Vineyard, Ste. 123, Mesa, Arizona 85210

**WARD** REAL ESTATE  
& DEVELOPMENT COMPANY

conceptual  
landscape plan



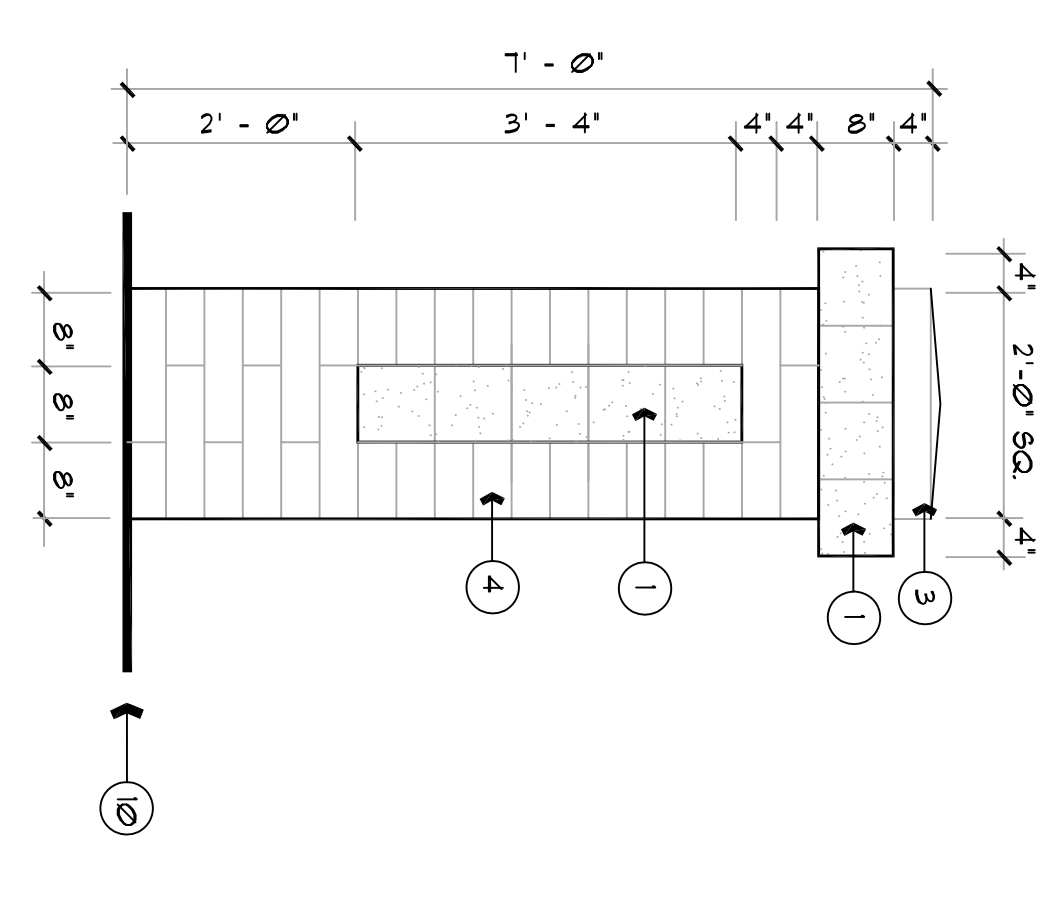
**Santiago**  
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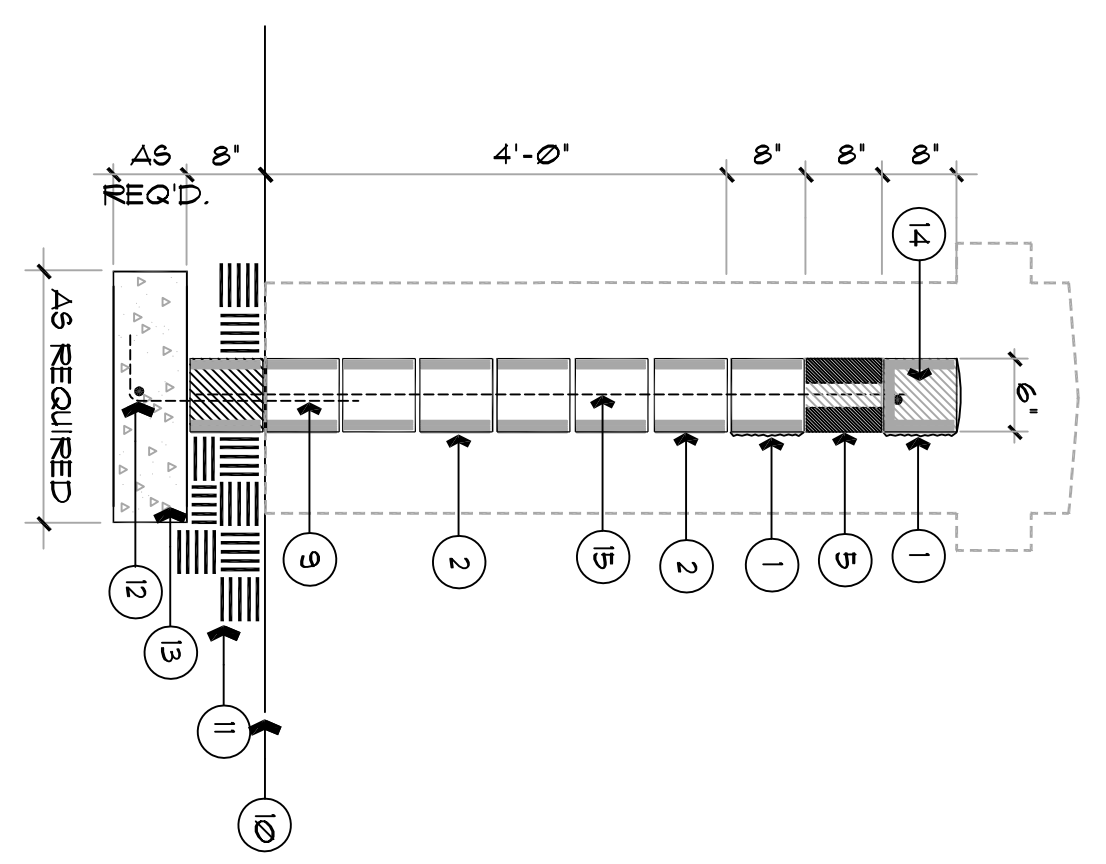
**Grayhorn Design Studio**  
Landscape Architecture  
1891 E. Harrison Street  
Chandler, AZ 85225  
480.782.1110  
480.782.1015 fax

Date : May 22, 2013

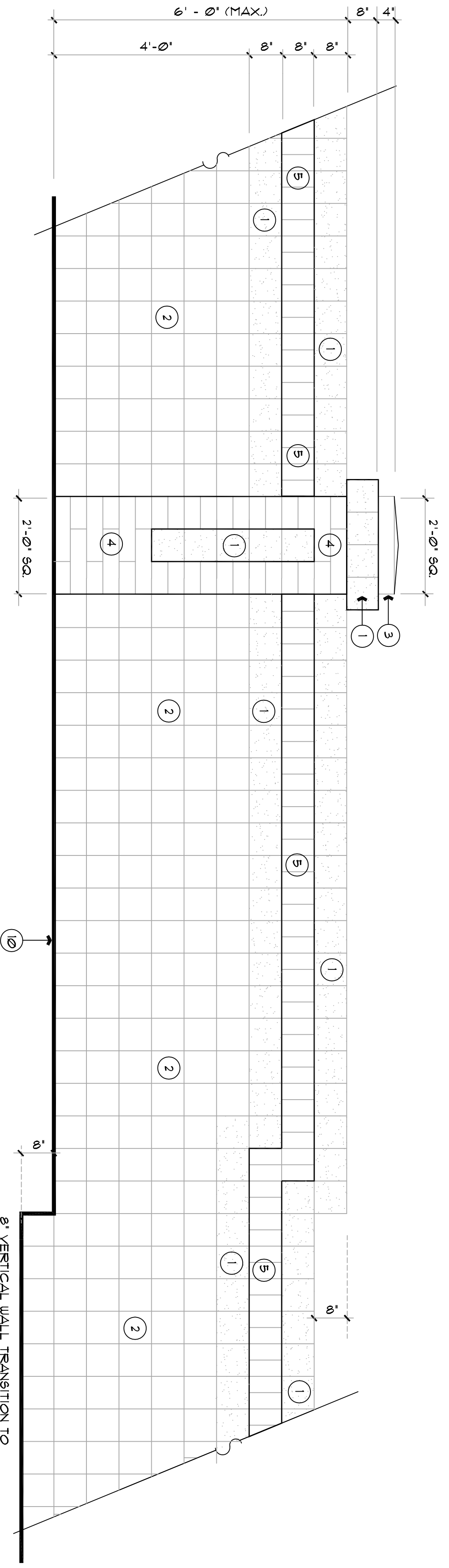
**community theme, privacy & view walls**



**6 ft. community theme wall column - elevation**

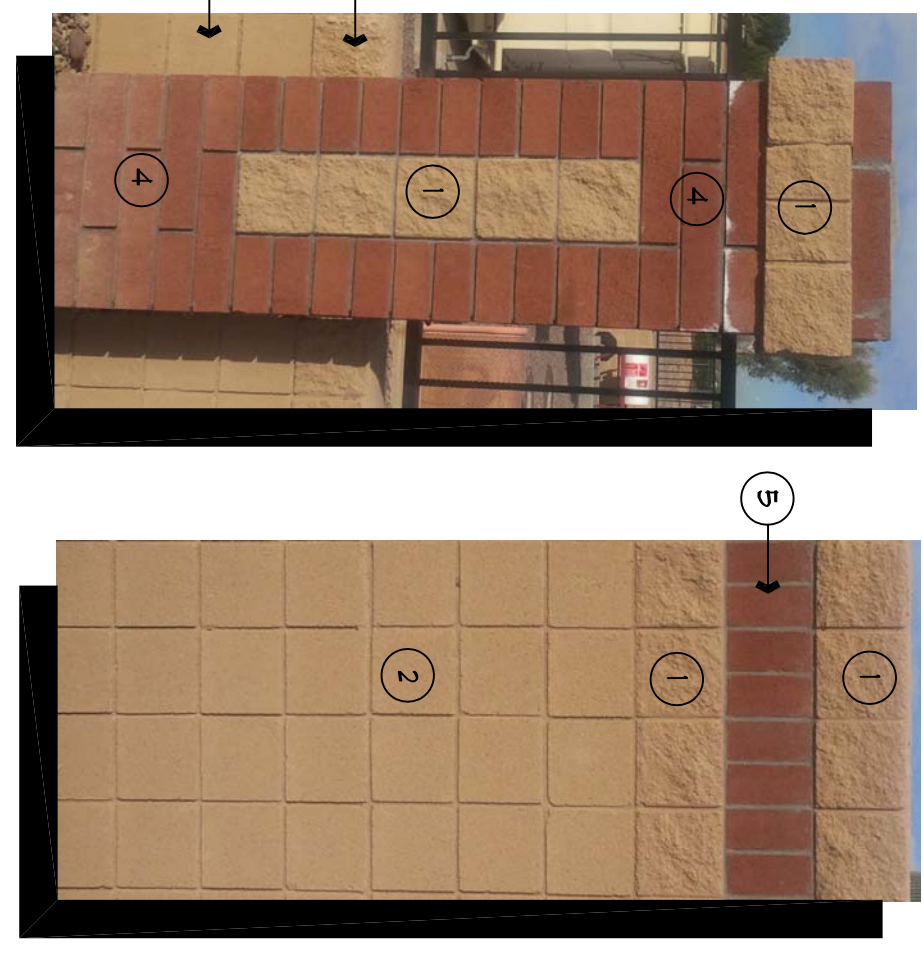


**6 ft. community theme wall - section**

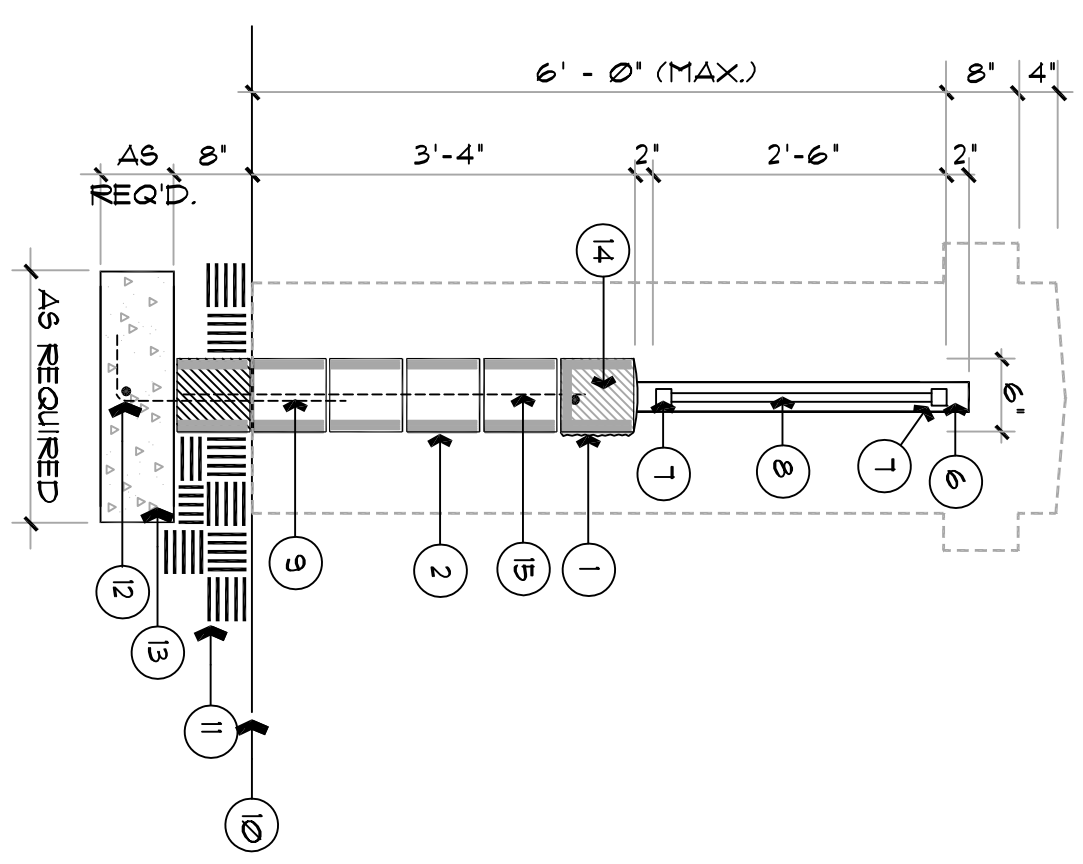


**6 ft. community theme wall - elevation**

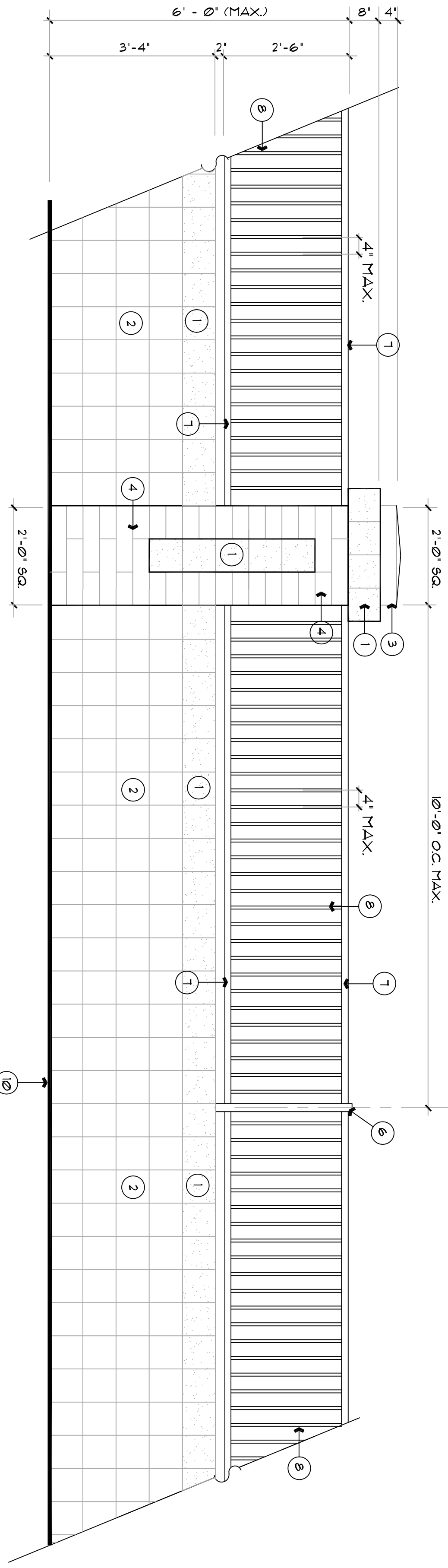
**theme wall vertical grade transition**



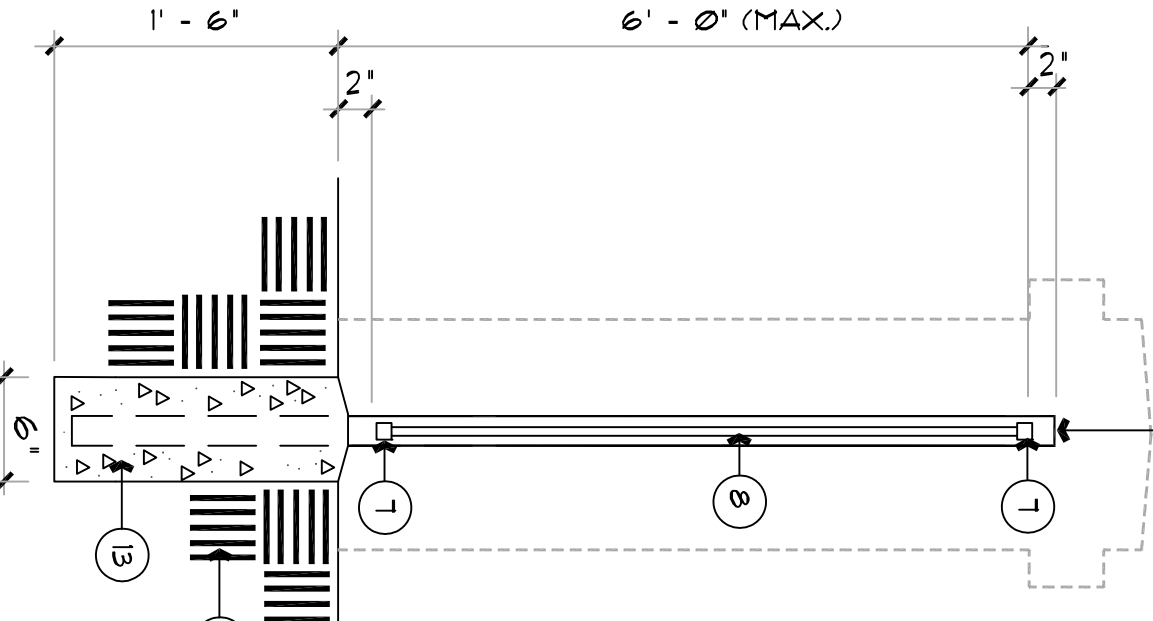
**community theme wall column photo**      **community theme wall photo**



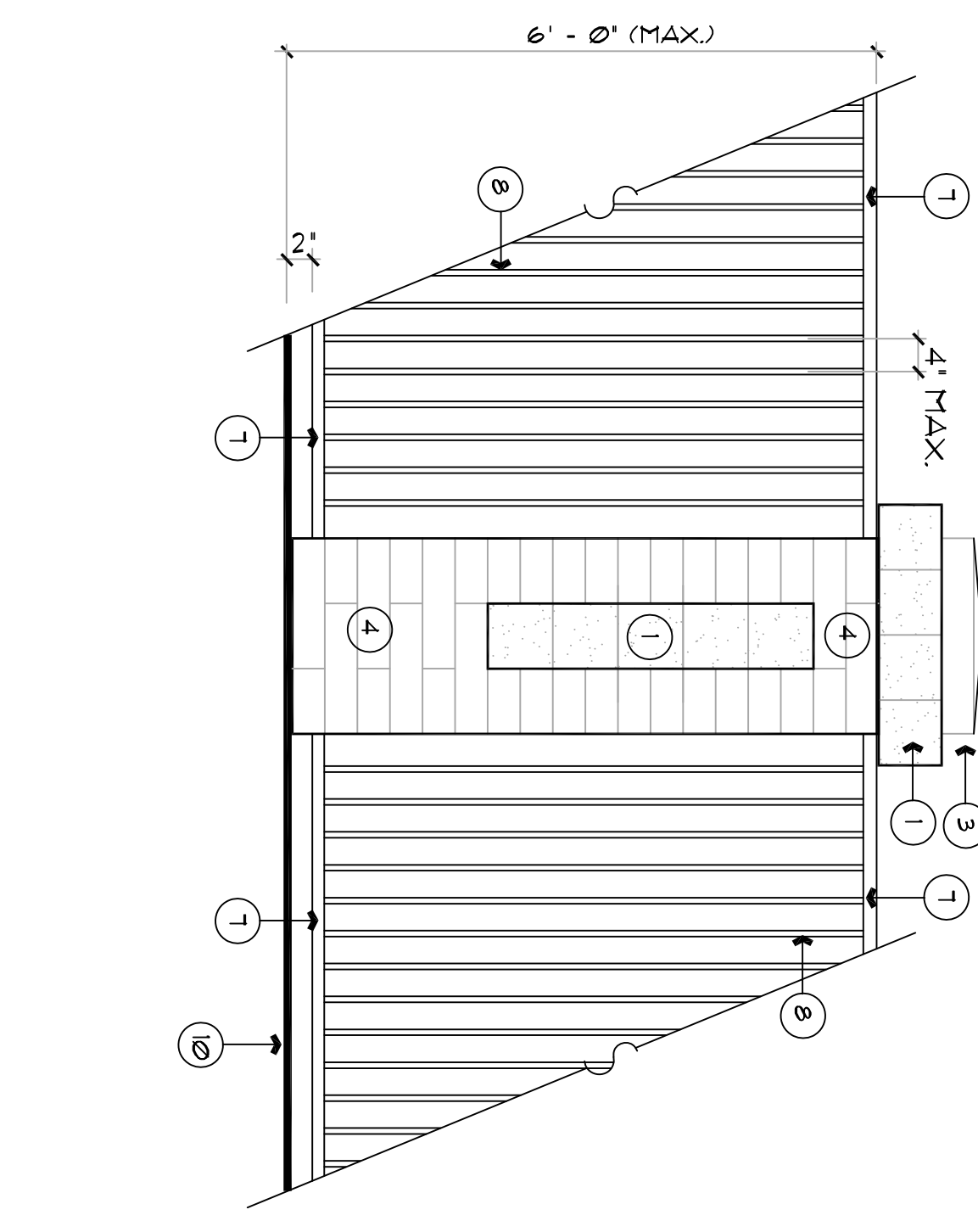
**6 ft. community entry view wall section**



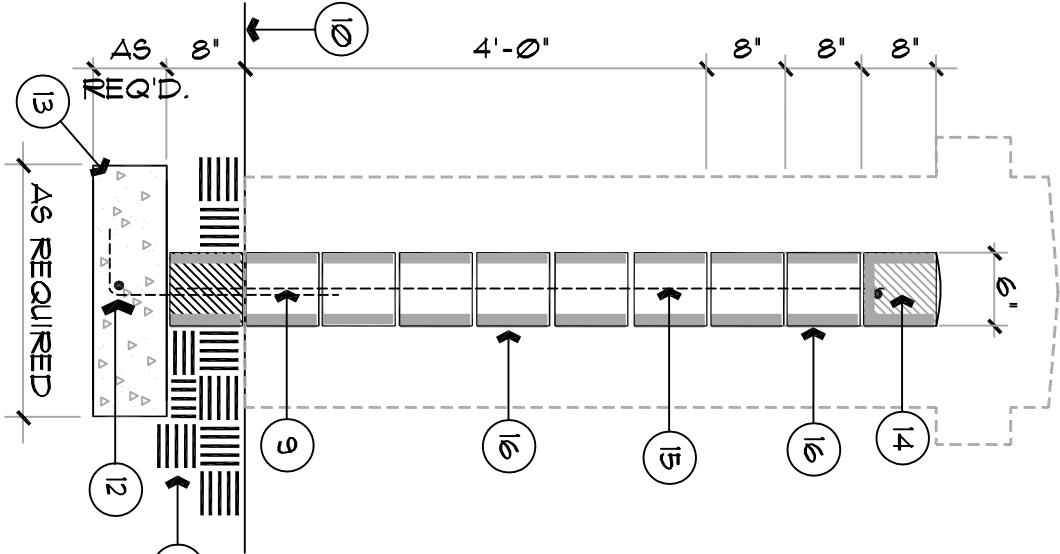
**6 ft. community entry view wall - elevation**



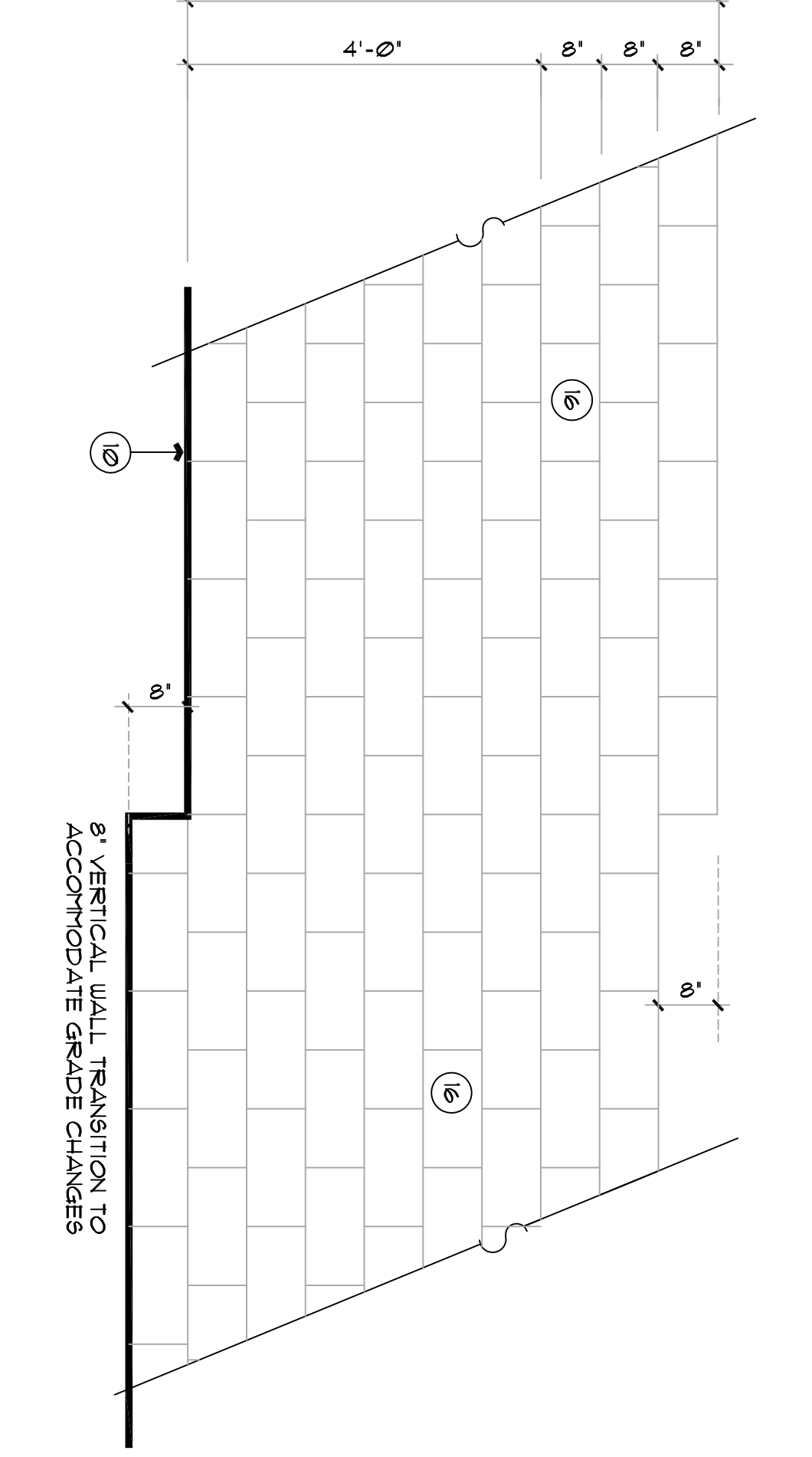
**6 ft. community view fence section**



**6 ft. community view fence elevation**



**6 ft. community privacy wall section**



**6 ft. community privacy wall elevation**

**privacy wall vertical grade transition**

**construction notes:**

- 1 6" X 8" X 16" CMU 991 1" F-FACE BLOCK
- 2 VERTICAL SCHED. BLOCK
- 3 PAINT FRAZEE COLOR: MOUNTAIN WHEAT 8225D
- 4 6" X 8" X 16" CMU 991 1" F-FACE BLOCK
- 5 PAINT FRAZEE COLOR: MOUNTAIN WHEAT 8225D
- 6 6" X 8" X 16" CMU 991 1" F-FACE BLOCK
- 7 PAINT FRAZEE COLOR: OCTOBER OAK 8226N
- 8 28" SQ. PRECAST CONCRETE PIER CAP
- 9 ARTISTONE DESIGNS - PC428-6
- 10 PAINT FRAZEE COLOR: OCTOBER OAK 8226N
- 11 8" X 4" X 16" FOUNDBERS FINISH BLOCK
- 12 COLOR: HIGHLAND BLEND
- 13 2-1/4" X 3-3/4" X 8" STANDARD BRICK
- 14 COLOR: RED
- 15 2-1/4" X 3-3/4" X 8" STANDARD BRICK
- 16 COLOR: RED
- 17 2" X 2" STEEL POST 1/8" GA. 10 FT. OC. W/ A FLAT CAP
- 18 PAINT FRAZEE COLOR: OCTOBER OAK 8226N
- 19 1 1/2" X 1 1/2" STEEL BALL 1/8" GA. (FIELD ALL 4 SIDES)
- 20 PAINT FRAZEE COLOR: OCTOBER OAK 8226N
- 21 3/4" X 3/4" STEEL RAIL 1/8" GA. (FIELD ALL 4 SIDES)
- 22 DOUBLES TO MATCH 4 LAP VERTICAL REINFORCEMENT. SOLID GROUT WALL GRADE.
- 23 FINISH GRADE
- 24 90% COMPACTED SUBGRADE
- 25 HORIZONTAL REBAR - CONTINUOUS (SIZE AS REQUIRED)
- 26 2500 PSI CONC. FOOTING, SIZE
- 27 PER STRUCTURAL RECOMMENDATION
- 28 HORIZONTAL REBAR IN A 6" GROUTED BOND BEAR. (SIZE AS REQUIRED)
- 29 VERTICAL REBAR (SIZE & SPACE AS REQUIRED)
- 30 6" X 8" X 16" CMU 991 1" F-FACE BLOCK
- 31 GREY BLOCK

# PRELIMINARY SITE PLAN

## FOR SANTIAGO

A PLANNED RESIDENTIAL DEVELOPMENT LOCATED IN  
A PORTION OF THE SOUTH QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 3 EAST, OF  
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA

### OWNER/DEVELOPER/APPLICANT

WVK ENTERPRISES  
2152 SOUTH VINEYARD, SUITE 123  
MESA, ARIZONA 85210  
CONTACT: SCOTT WARD  
PHONE: (480) 899-4330  
FAX: (480) 899-9903

### ENGINEER

SUNRISE ENGINEERING, INC.  
2152 SOUTH VINEYARD, SUITE 123  
MESA, ARIZONA 85210  
CONTACT: CHRIS MOORE  
PHONE: (480) 768-8600  
FAX: (480) 768-8609

### UTILITIES/SERVICES

SERVICE	UTILITY COMPANY
CATV	COX COMMUNICATIONS
ELECTRIC	SALT RIVER PROJECT
FIBER	CENTURY LINK, SPRINT, COX COMMUNICATIONS, AGL NETWORKS, LLC
GAS	SOUTHWEST GAS
IRRIGATION	SALT RIVER PROJECT
WATER/SEWER	CITY OF PHOENIX

### LEGAL DESCRIPTION

THAT PART OF THE WEST HALF OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 27, AND RUNNING THENCE SOUTH (ASSUMED BEARING), ALONG THE WEST LINE THEREOF, A DISTANCE OF 947.70 FEET TO A CORNER OF ROESER PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 78 OF MAPS AT PAGE 40; THENCE SOUTH 86 DEGREES 51 MINUTES EAST, ALONG THE NORTH LINE OF AFORESAID ROESER PARK, A DISTANCE OF 430.57 FEET TO AN ANGLE POINT THEREON; THENCE CONTINUING ALONG THE NORTHERLY LINE OF AFORESAID ROESER PARK, THE FOLLOWING COURSES AND DISTANCES: NORTH 84 DEGREES 41 MINUTES EAST, A DISTANCE OF 60.66 FEET; NORTH 72 DEGREES 48 MINUTES EAST, A DISTANCE OF 63.99 FEET; NORTH 61 DEGREES 09 MINUTES EAST, A DISTANCE OF 70.75 FEET; NORTH 66 DEGREES 29 MINUTES EAST, A DISTANCE OF 66.87 FEET; NORTH 77 DEGREES 03 MINUTES WEST, A DISTANCE OF 88.22 FEET; NORTH 87 DEGREES 03 MINUTES WEST, A DISTANCE OF 23.02 FEET; THENCE NORTH 89 DEGREES 07 MINUTES EAST, CONTINUING ALONG THE NORTHERLY LINE OF AFORESAID ROESER PARK, A DISTANCE OF 886.12 FEET TO THE NORTHEAST CORNER THEREOF AND THE CENTERLINE OF 18TH STREET, AS SHOWN AND DEDICATED BY SAID ROESER PARK; THENCE NORTH 1 DEGREE 18 MINUTES EAST, ALONG THE CENTERLINE OF SAID 18TH STREET, A DISTANCE OF 925.69 FEET TO THE CENTERLINE OF ROESER ROAD; THENCE SOUTH 89 DEGREES 07 MINUTES WEST, ALONG SAID CENTERLINE, A DISTANCE OF 1673.77 FEET TO THE WEST LINE OF SAID SECTION 27; THENCE SOUTH, ALONG SAID WEST LINE, A DISTANCE OF 43 FEET TO THE POINT OF BEGINNING; EXCEPT THEREFROM THE NORTH 40 FEET AND THE WEST 65 FEET.

### BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS A BRASS CAP IN A HAND HOLE AT THE INTERSECTION OF ROESER ROAD AND 16TH STREET BEING 1101.442 US SURVEY FEET.  
CITY OF PHOENIX DATUM

### BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN BEING S00°52'01"W

### PROJECT DESCRIPTION

THIS SITE IS CURRENTLY ZONED R1-6 AND WILL BE A PLANNED RESIDENTIAL DEVELOPMENT WITH 50' & 55' WIDE LOTS. THE OVER ALL AVERAGE LOT SIZE IS OVER 6,000 SF. THE SUBDIVISION HAS A CENTRAL COMMON OPEN SPACE AREA, DECORATIVE THEME WALLS WILL BE PROVIDED ADJACENT TO PUBLIC STREETS. ENTRANCES TO THE SUBDIVISION WILL BE GATED.

# PRELIMINARY SITE PLAN

FOR

## SANTIAGO

A PLANNED RESIDENTIAL DEVELOPMENT LOCATED IN  
A PORTION OF THE SOUTH QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 3 EAST, OF  
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA

SHEET #	DESCRIPTION	TITLE
1	COVER	COV
2, 3	WALL DETAILS	WD1, WD2
4-7	SITE PLAN	SP1-SP4

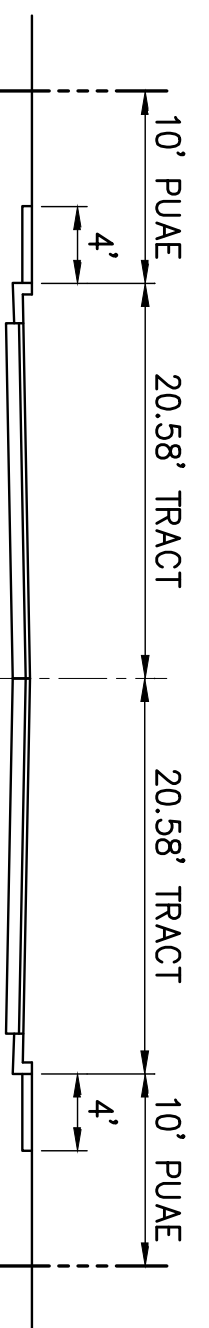
### LOT COVERAGE

PRIMARY STRUCTURE NOT INCLUDING ATTACHED SHADE STRUCTURES: 40%  
TOTAL: 50%

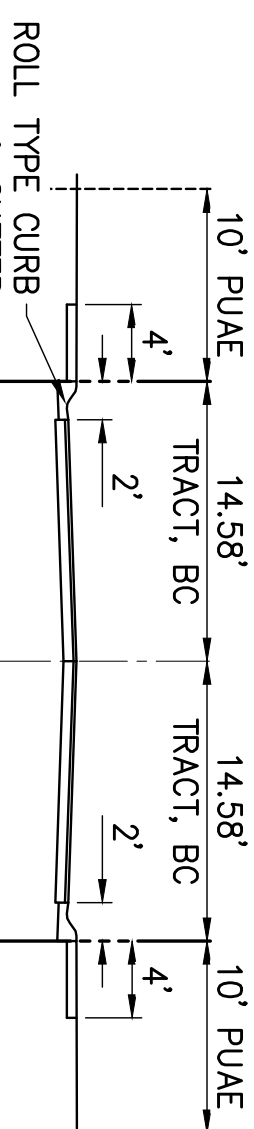
### SITE DATA

GROSS SITE AREA: 36.50 ACRES  
NET SITE AREA: 33.53 ACRES  
EXISTING ZONING: R1-6  
PROPOSED ZONING: R1-6  
DWELLING UNITS: 150  
MAX DENSITY (GROSS): 5 DU/AC  
DENSITY (GROSS): 4.11 DU/AC  
DEVELOPMENT OPTION: PLANNED RESIDENTIAL DEVELOPMENT  
OPEN SPACE REQUIRED: 5%  
OPEN SPACE PROVIDED: 19.8% (7.22 AC)  
BUILDING HEIGHT: 30'  
LOT SALES PROPOSED: NO

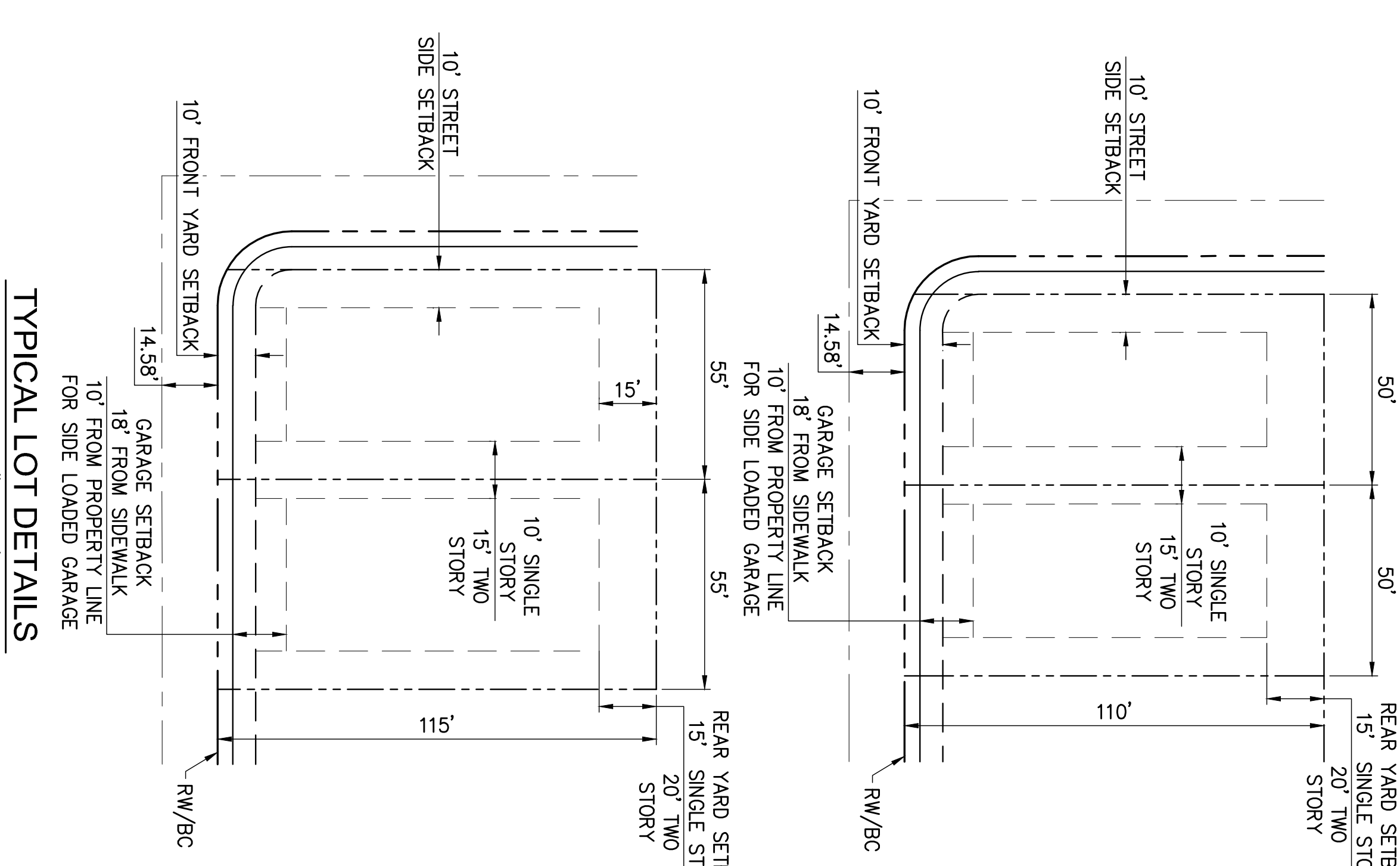
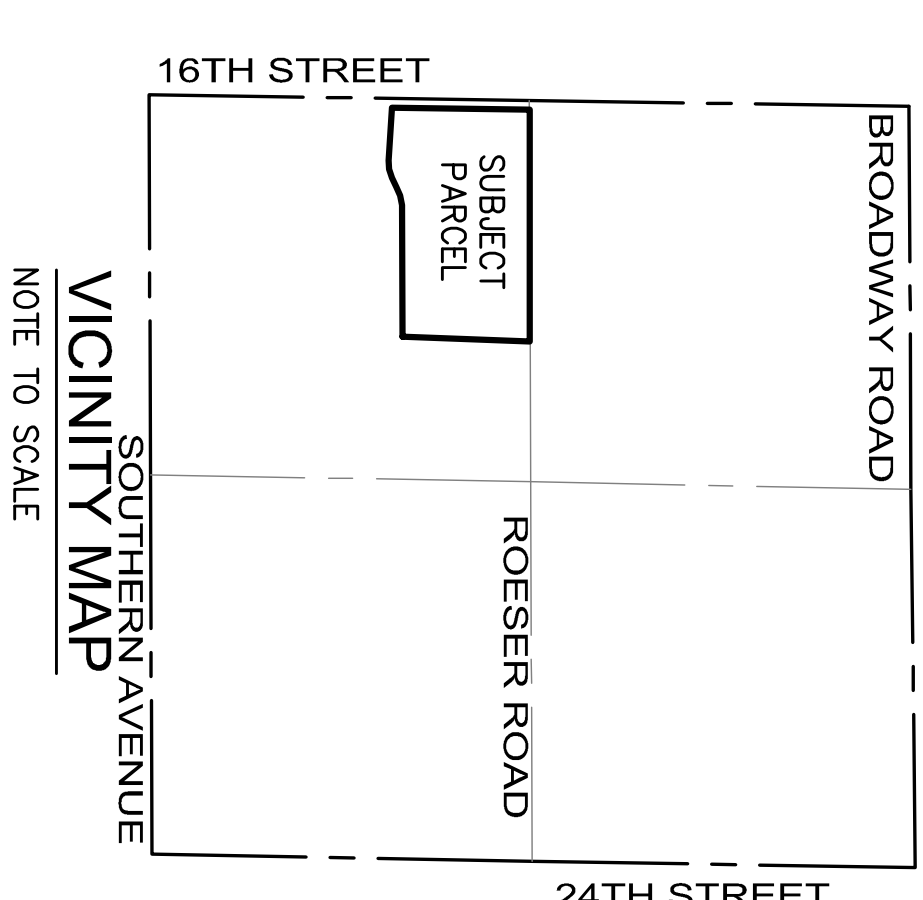
TRACT	SQ FEET	ACRES	DESC
A	199,266	4.575	PRIVATE ROAD
B	89,537	2.055	OPEN SPACE
C	2,267	0.052	OPEN SPACE
D	1,615	0.023	OPEN SPACE
E	6,168	0.142	OPEN SPACE
F	6,294	0.144	OPEN SPACE
G	30,427	0.699	OPEN SPACE
H	27,657	0.635	OPEN SPACE
J	33,720	0.774	OPEN SPACE
K	2,154	0.049	OPEN SPACE
L	2,154	0.05	OPEN SPACE
M	72,744	1.67	OPEN SPACE
N	40,184	0.923	OPEN SPACE
TOTAL	513,589	11.79	



LOOKING NORTH



LOOKING NORTH



RESERVED FOR CITY OF PHOENIX APPROVAL STAMP  
KIVA: 12-3217  
SDEV: 1200 341  
Q.S.: 3-31

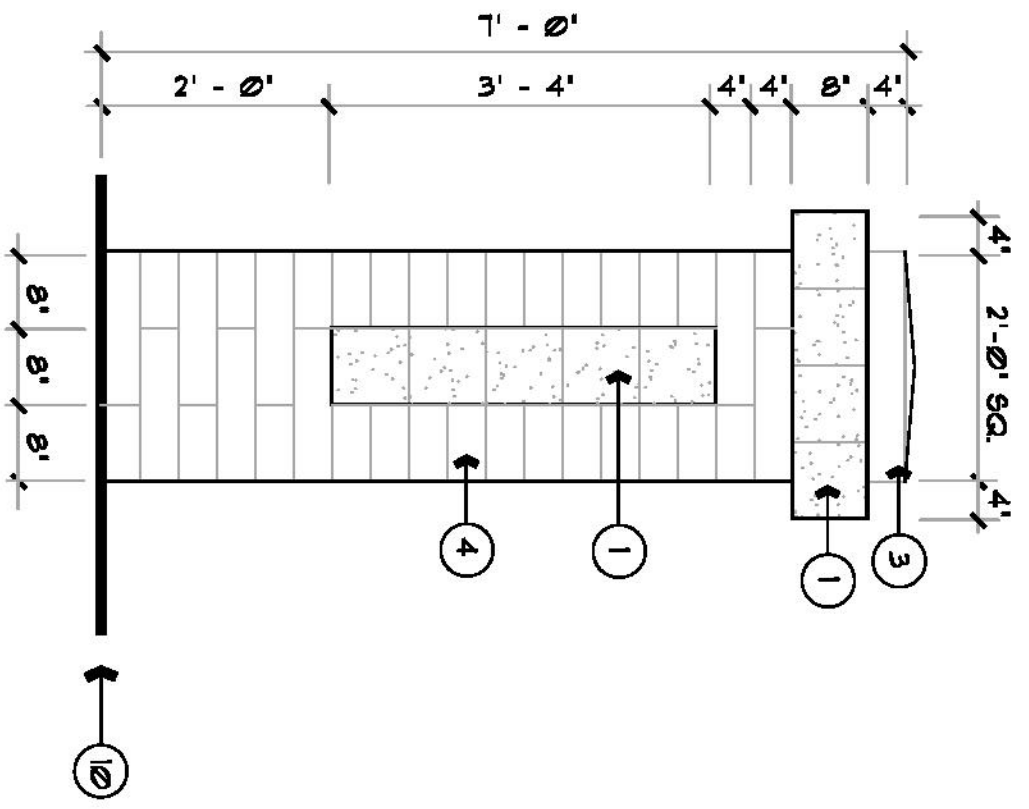
**811** Know what's below.  
Call before you dig.  
1-800-782-5348

REV. NO.	DATE	COMMENT

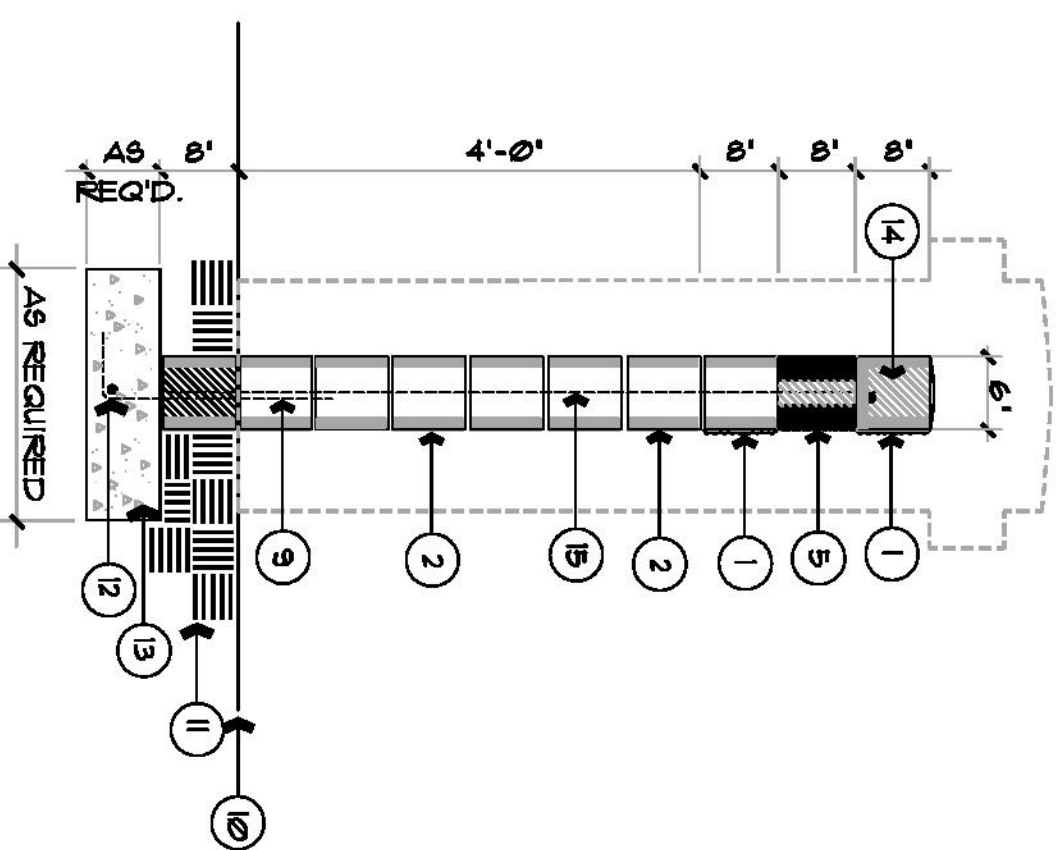
DESIGNED	DRAWN	CHECKED	SHEET NO.
04372			1 of 7

**SUNRISE ENGINEERING**  
2152 SOUTH VINEYARD, SUITE 123  
MESA, ARIZONA 85210  
TEL: 480.768.8600 • FAX: 480.768.8609  
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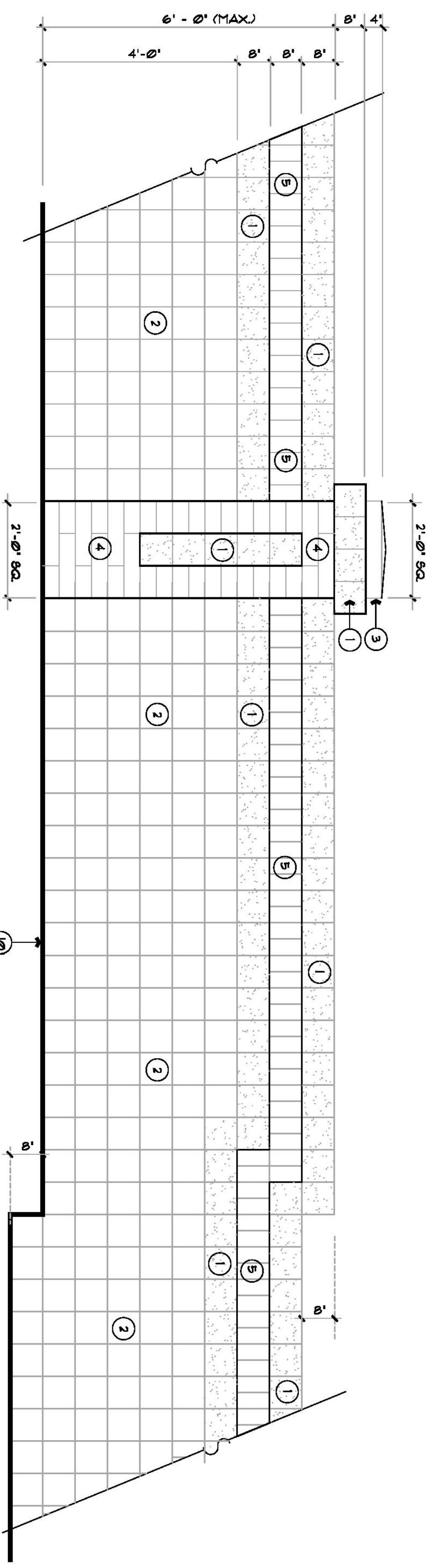
**WVK ENTERPRISES**  
SANTIAGO  
PRELIMINARY SITE PLAN  
COVER



6 ft community theme wall column - elevation

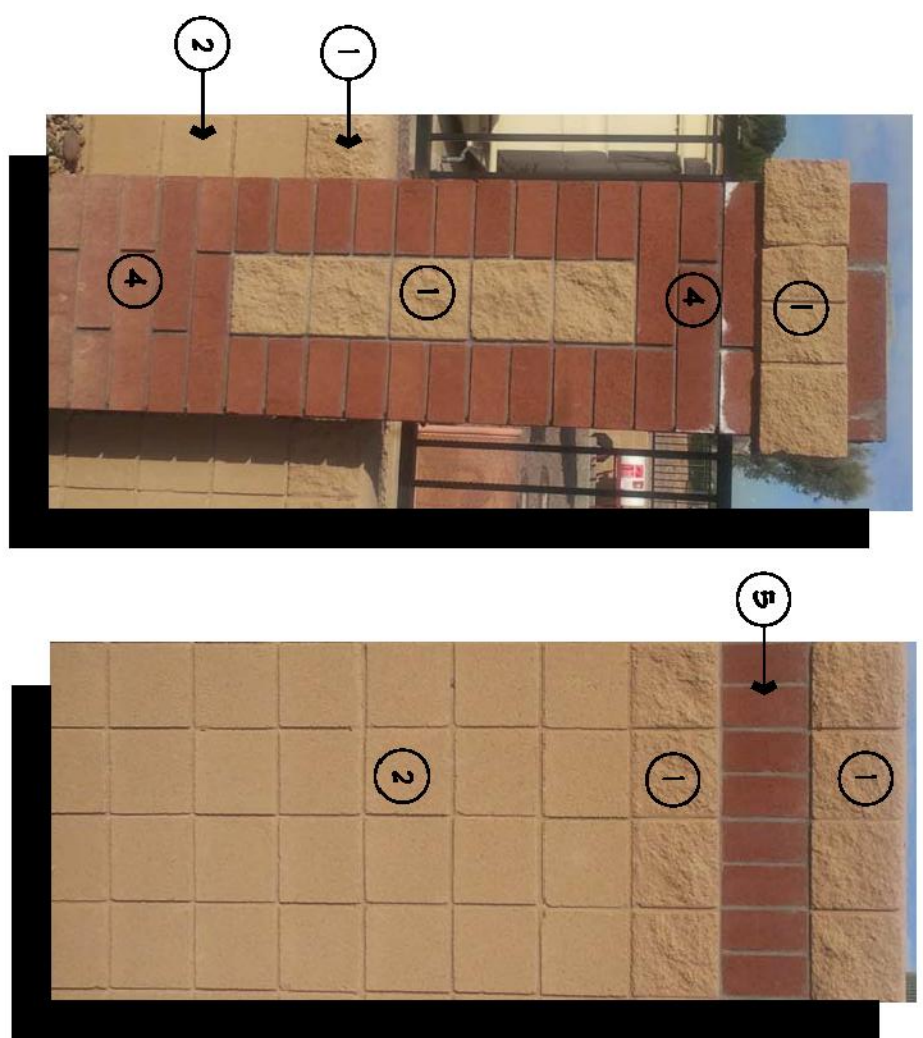


6 ft community theme wall - section

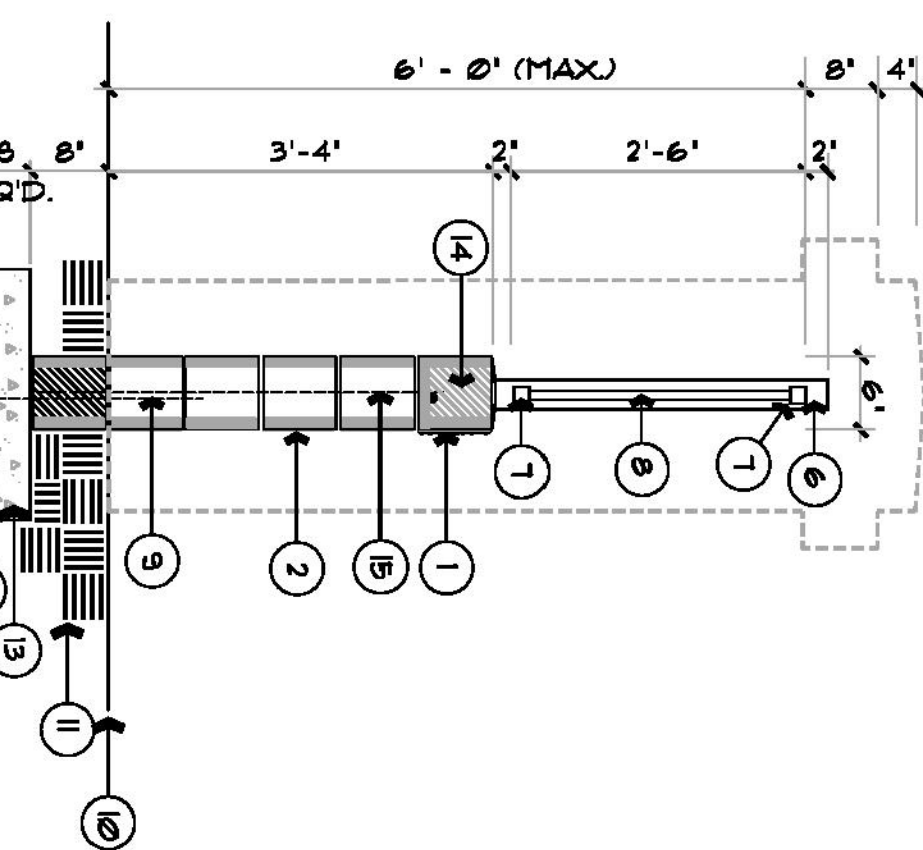


6 ft community theme wall - elevation

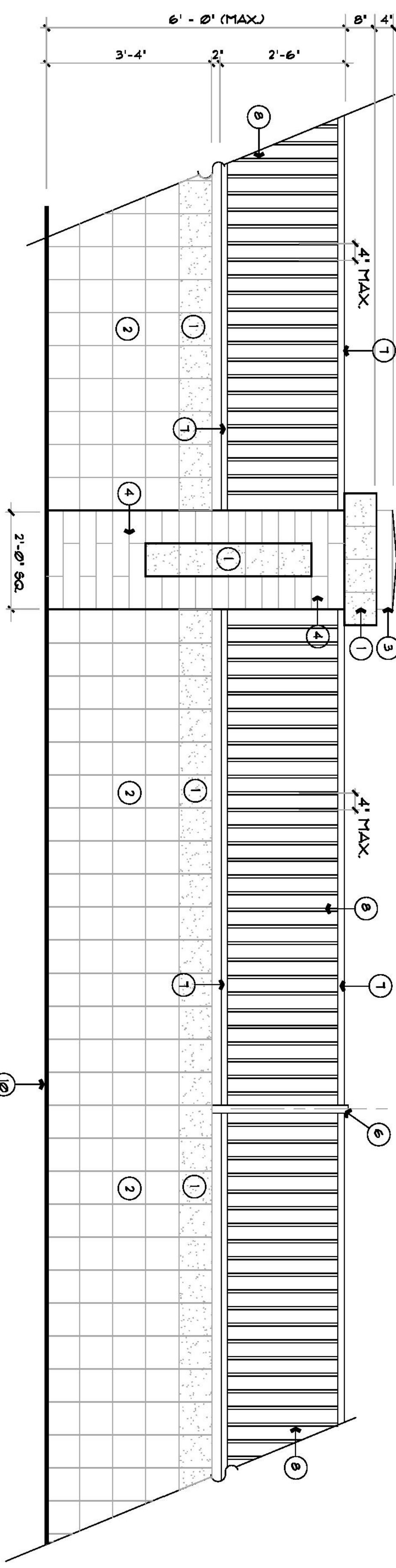
theme wall vertical grade transition



community theme wall column photo



6 ft community entry view wall section



6 ft community entry view wall - elevation

**construction notes:**

- 1 6 X 8 X 1/2 CHU SPILT-FACE BLOCK
- 2 VERTICAL SCORED BLOCK
- 3 PAINT FRAYZE COLOR: WATLUN WHEAT 8225D
- 4 6 X 8 X 1/2 CHU SMOOTH FACE BLOCK
- 5 VERTICAL SCORED BLOCK
- 6 PAINT FRAYZE COLOR: OCTOBER OAK 8226N
- 7 2" SOLID REBAR CAST CONCRETE PIER CAP
- 8 2" SOLID REBAR CAST CONCRETE PIER CAP
- 9 PAINT FRAYZE COLOR: OCTOBER OAK 8226N
- 10 8" X 4" X 1/4" FOUNDERS FINISH BLOCK
- 11 COLOR: HIGHLAND BLEND
- 12 2 1/4" X 3 3/4" X 8" STANDARD BRICK
- 13 COLOR: RED
- 14 2" X 2" STEEL POST 1/8 GA. 1/8 FT. O.C. W/A FLAT CAP
- 15 PAINT FRAYZE COLOR: OCTOBER OAK 8226N
- 16 1-1/2" X 1-1/2" STEEL RAIL 1/8 GA. (WEILD ALL 4 SIDES)
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- 18 3/4" X 3/4" STEEL RAIL 1/8 GA. (WEILD ALL 4 SIDES)
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- 21 FINISH GRADE
- 22 90% COMPACTED SUBGRADE
- 23 HORIZONTAL REBAR - CONTINUOUS (SIZE AS REQUIRED)
- 24 2#02 P4 CONG. FOOTING, 9" SIZE PER STRUCTURAL RECCOMENDATION
- 25 HORIZONTAL REBAR IN A 6" GROUTED BOND BEAT. 9" SIZE REBAR AS REQUIRED.
- 26 VERTICAL REBAR (SIZE 9" AS REQUIRED)
- 27 6" X 8" X 1/2 CHU SMOOTH FACE BLOCK
- 28 6" X 8" BLOCK

RESERVED FOR CITY OF PHOENIX APPROVAL STAMP

KIVA: 12-3217  
SDEV: 1200 341  
Q.S.: 3-31

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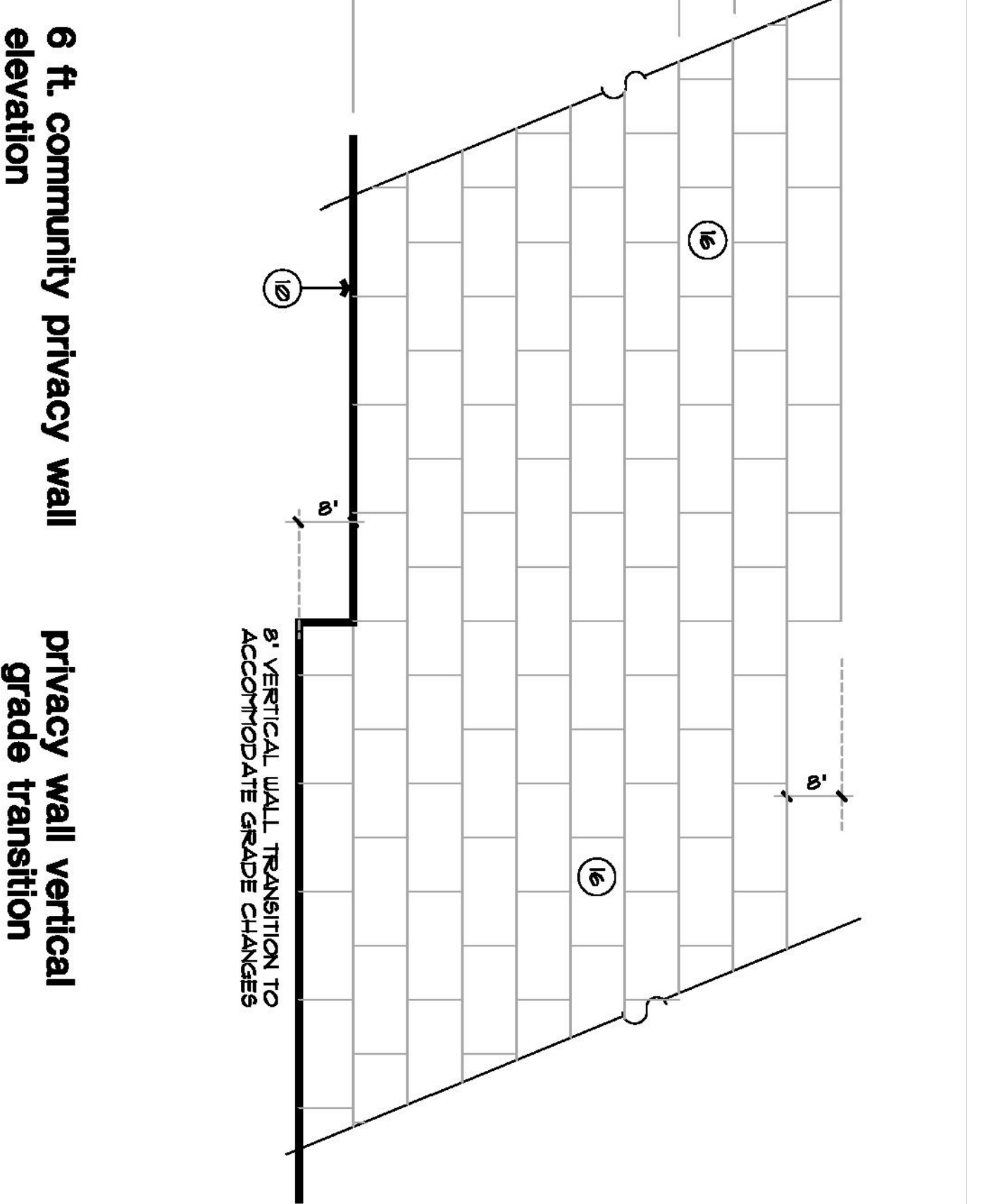
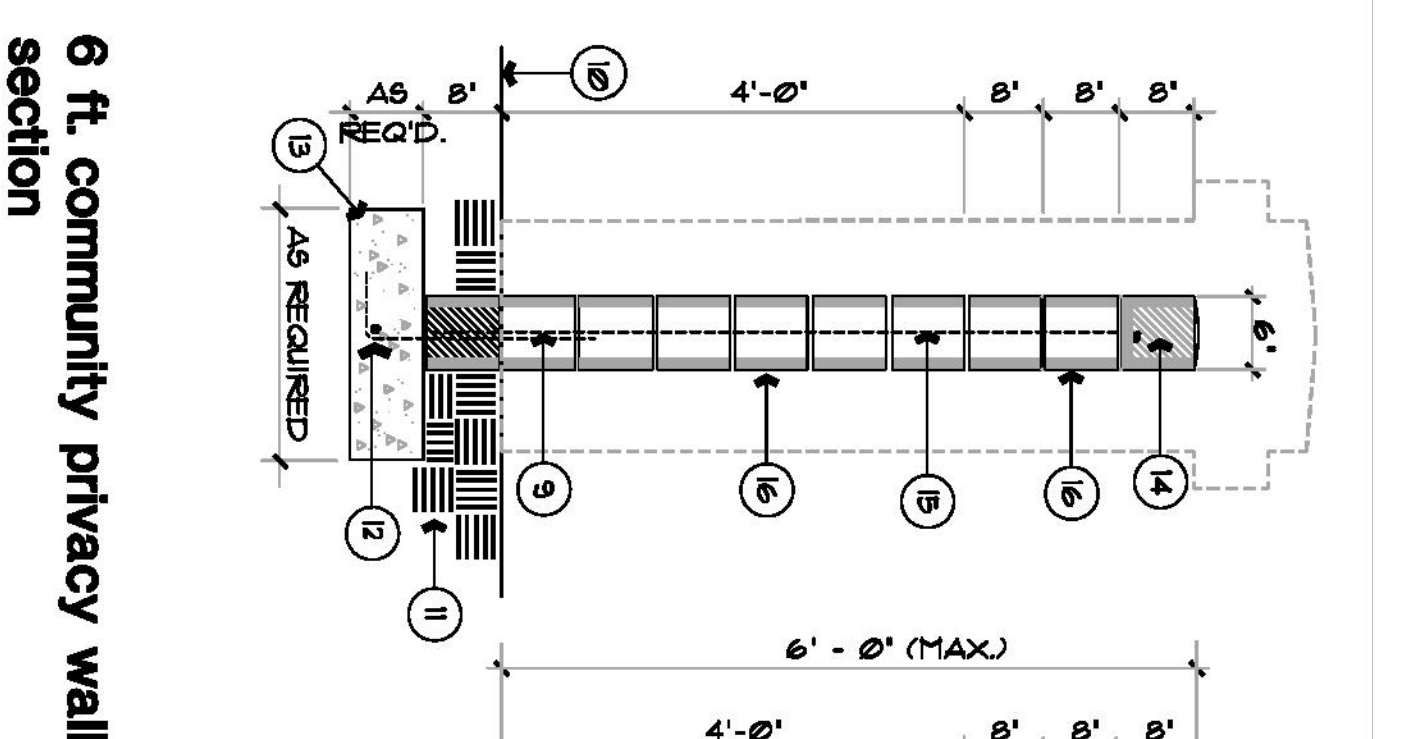
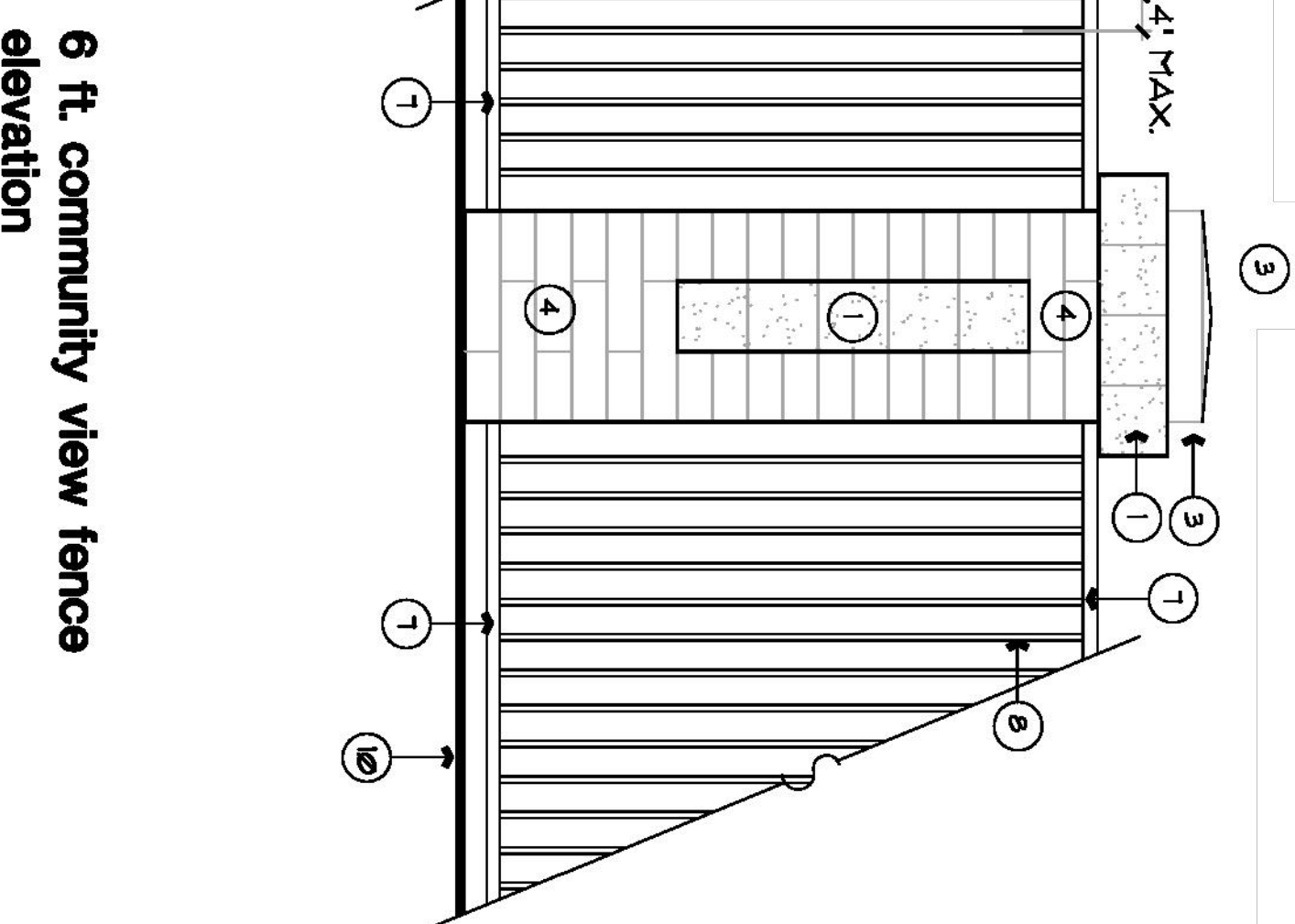
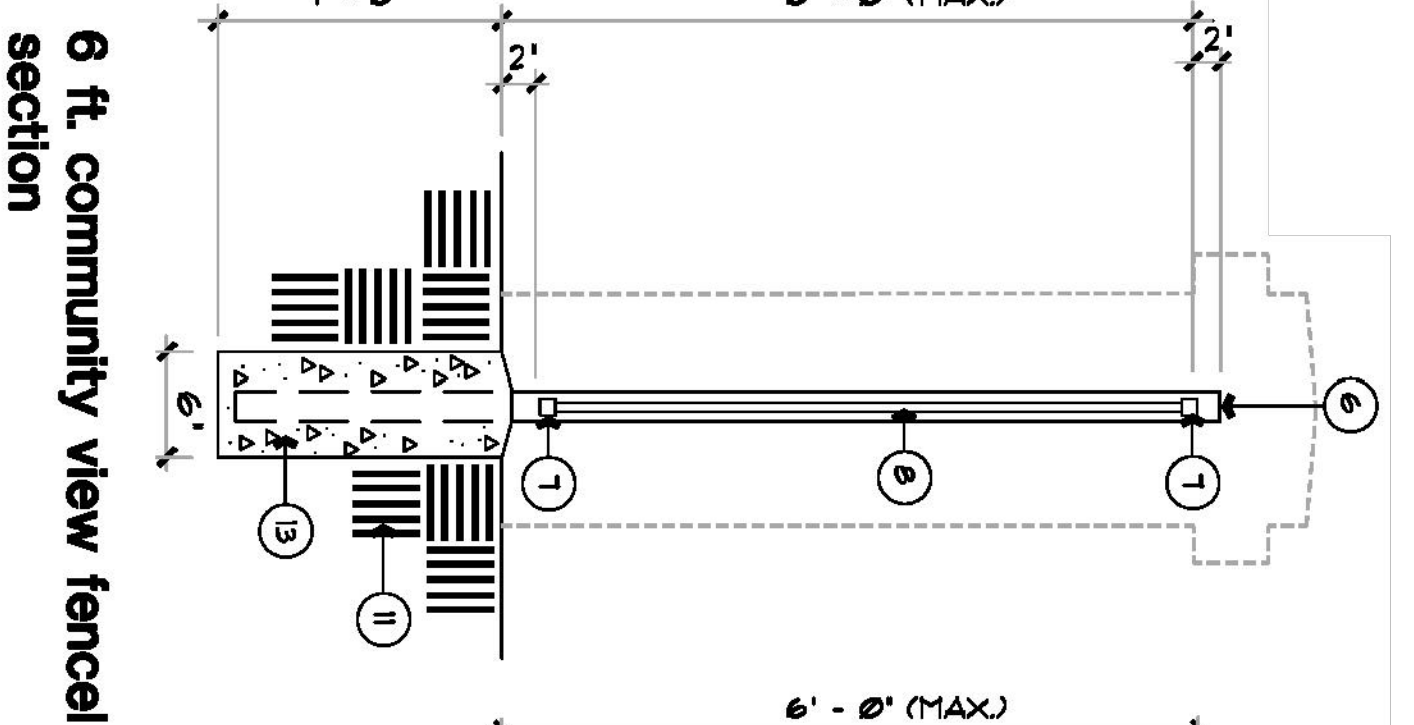
WALK ENTERPRISES  
SANTIAGO  
PRELIMINARY SITE PLAN  
WALL DETAILS

DESIGNED	DRAWN	CHECKED	SHEET NO.
04/3/22			2 of 7
			<b>WD1</b>



**construction notes:**

- 1 6" X 8" X 16" C71U 9" PLT-FACE BLOCK  
VERTICAL SCORED BLOCK  
PAINT FRAZEE COLOR: WATSON WHEAT 8225D
- 2 6" X 8" X 16" C71U 9" PLT-FACE BLOCK  
PAINT FRAZEE COLOR: OCTOBER OAK 8226N
- 3 28" SQ PRECAST CONCRETE PIER CAP  
ARTISTONE DESIGN: FCAD-6
- 4 8" X 4" X 6" FOUNDBR9 FINISH BLOCK  
COLOR: HIGHLAND BLEND
- 5 2-1/4" X 3-3/4" X 8" STANDARD BRICK  
COLOR: RED
- 6 2" X 2" STEEL FOOT 1/2 GA 1/8 FT. OC LINA PLAT CAP  
PAINT FRAZEE COLOR: OCTOBER OAK 8226N
- 7 1/2" X 1/2" STEEL RAIL 1/2 GA (FIELD ALL 4 SIDES)  
PAINT FRAZEE COLOR: OCTOBER OAK 8226N
- 8 3/4" X 3/4" STEEL RAIL 1/2 GA (FIELD ALL 4 SIDES)  
PAINT FRAZEE COLOR: OCTOBER OAK 8226N
- 9 DOUBLE TO MATCH 1 LAP VERTICAL  
REINFORCEMENT: SOLID GROUT WALL  
GRADE  
FINISH GRADE
- 10 90% COMPACTED SUBGRADE
- 11 HORIZONTAL REBAR - CONTINUOUS  
(SIZE AS REQUIRED)
- 12 2800 PSI CONC. FOOTING, 8" DIA  
PER STRUCTURAL RECOMMENDATION
- 13 HORIZONTAL REBAR IN A 6" GROUTED  
BOND BEAT, SIZE REBAR AS REQUIRED.
- 14 VERTICAL REBAR AS REQUIRED)  
(SIZE & SPACE AS REQUIRED)
- 15 6" X 8" X 16" C71U 9" PLT-FACE BLOCK  
GREY BLOCK



RESERVED FOR CITY OF PHOENIX APPROVAL STAMP

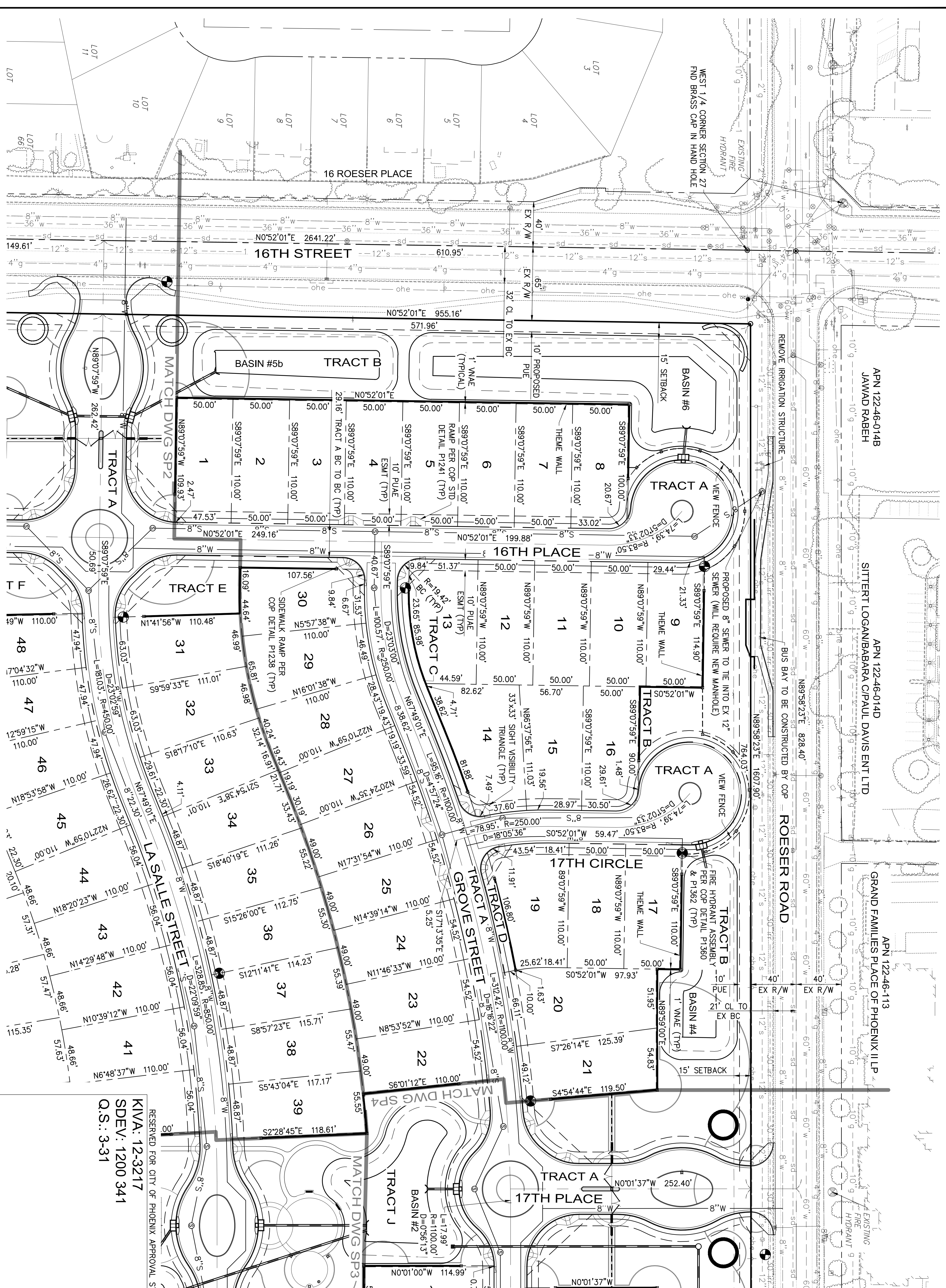
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SDEV: 1200 341  
Q.S.: 3-31

**811** Know what's below.  
Call before you dig.  
1-800-782-5348

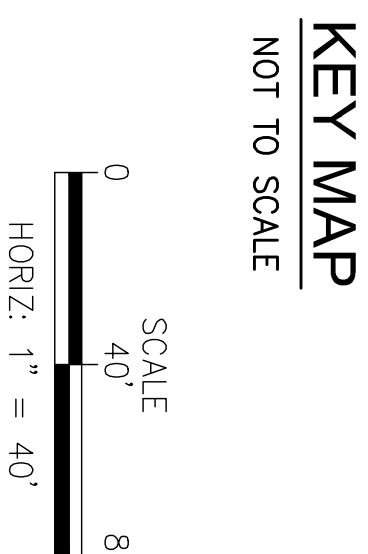
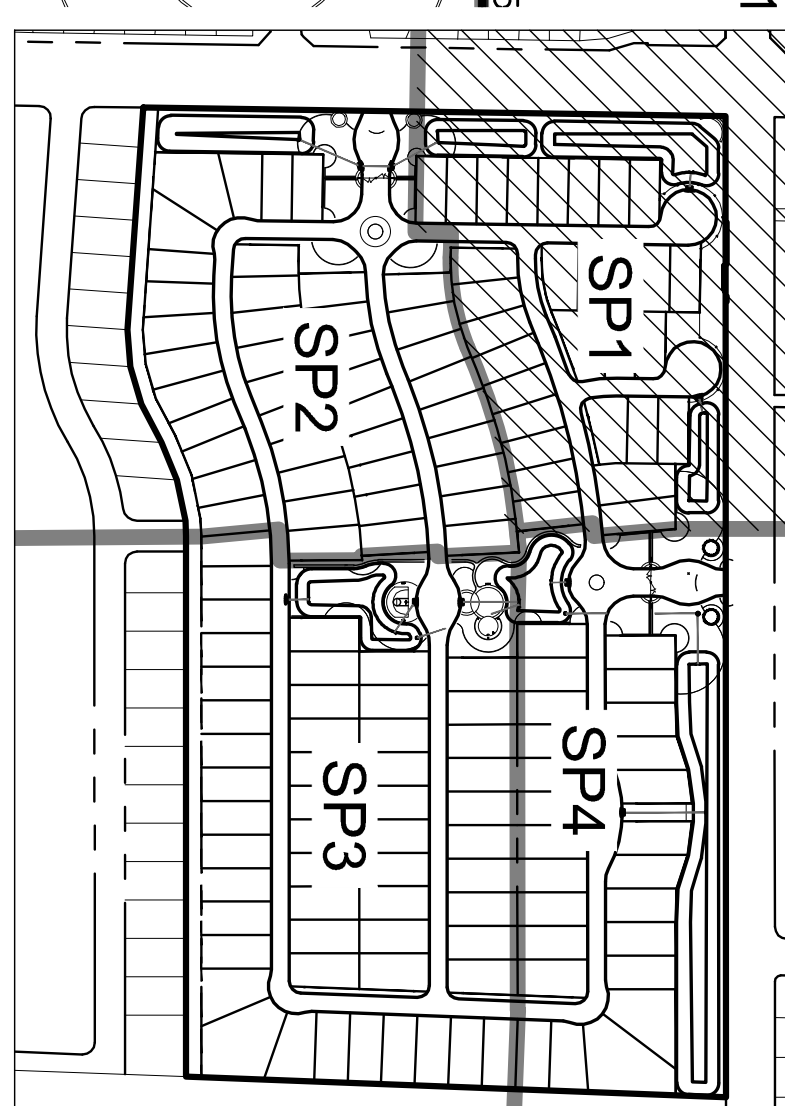
**SUNRISE ENGINEERING**  
2152 SOUTH VINEYARD, SUITE 123  
MESA, ARIZONA 85210  
TEL: 480.768.8600 • FAX: 480.768.8609  
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**WVK ENTERPRISES**

DESIGNED	DRAM	CHECKED	GSC
DATE	DATE	SHEET NO.	3 of 7
SANTIAGO PRELIMINARY SITE PLAN WALL DETAILS			<b>WD2</b>



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 KIVA: 12-3217  
 SDEV: 1200 341  
 Q.S.: 3-31

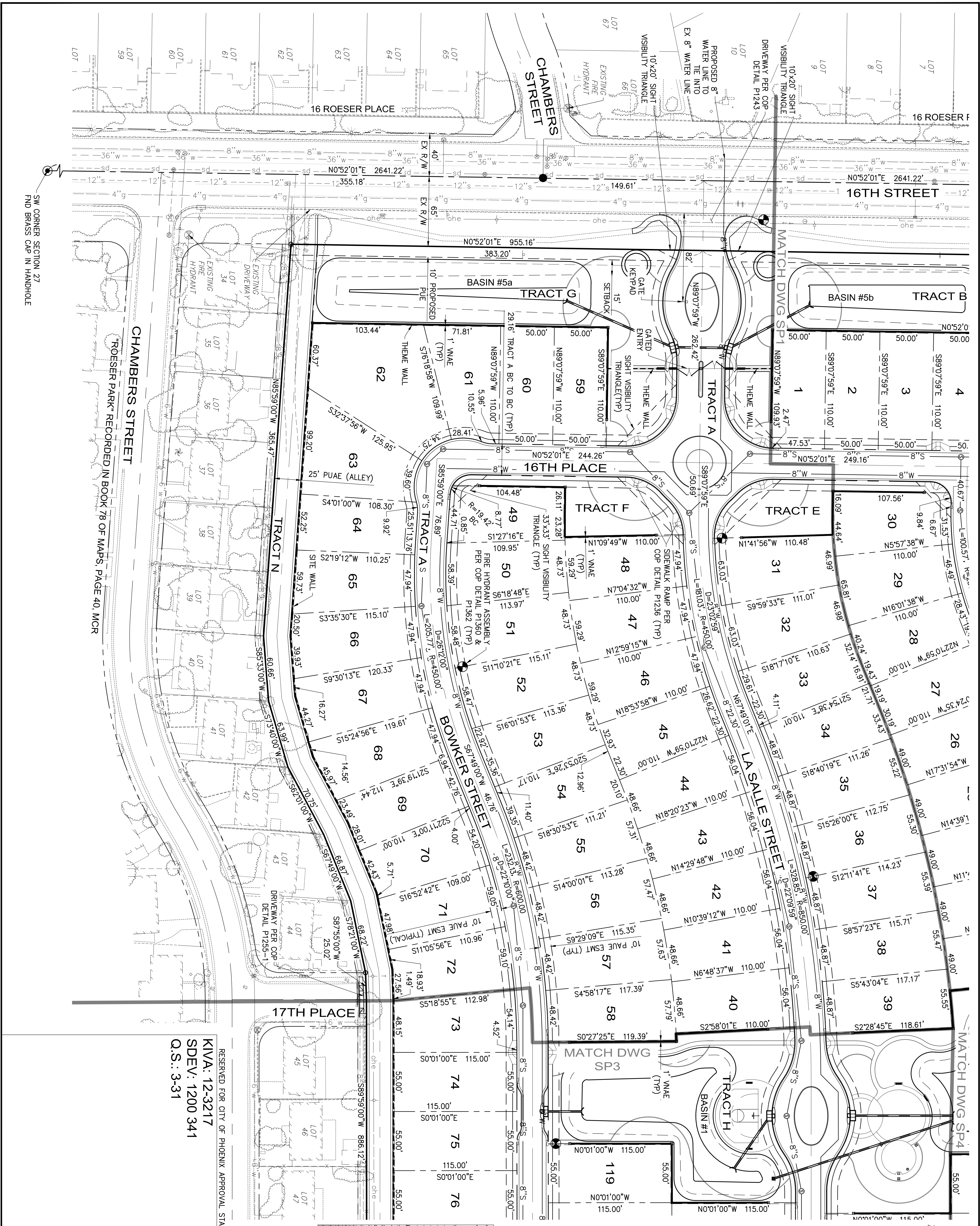


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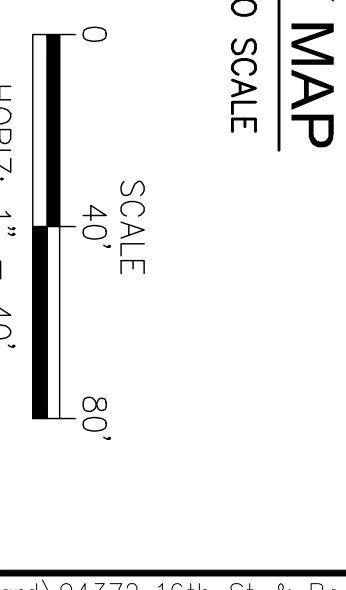
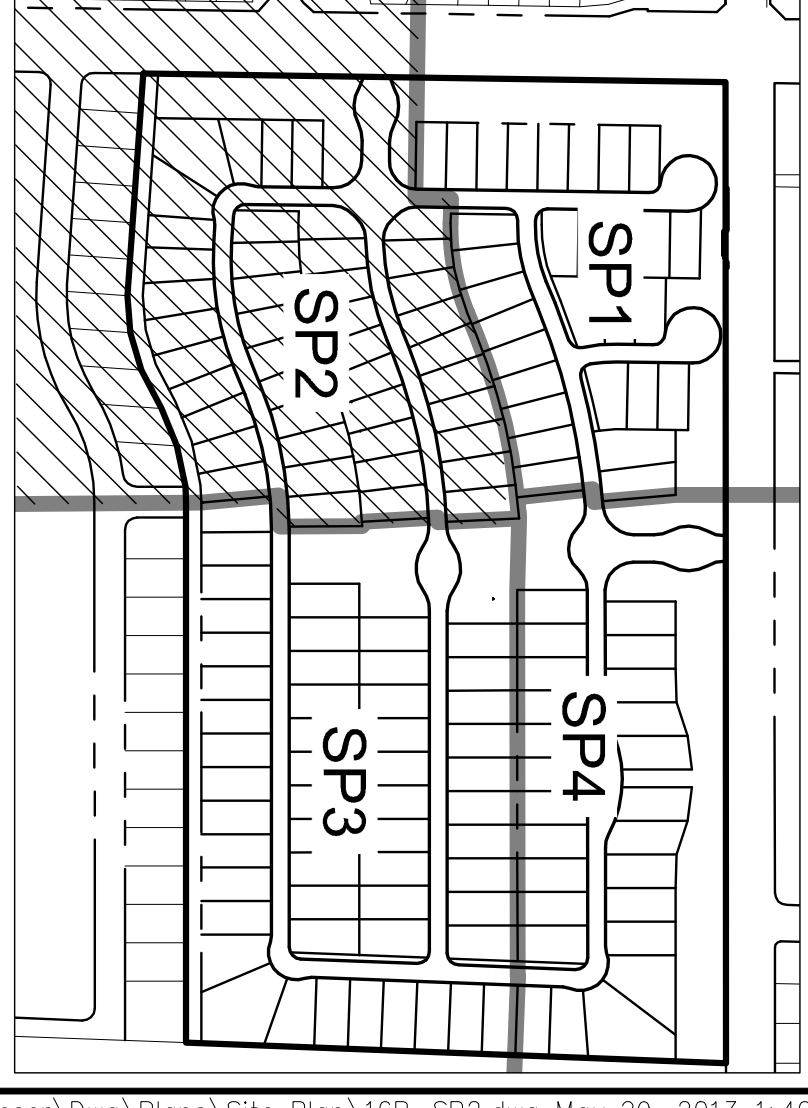
DESIGNED	DATE
PREPARED	DATE
CHECKED	DATE
SCALE	DATE
PROJECT NO.	DATE
SHEET NO.	DATE
SP1	DATE

**WVK ENTERPRISES**  
 SANTIAGO  
 PRELIMINARY SITE PLAN

811 Know what's below. Call before you dig. 1-800-782-5348



RESERVED FOR CITY OF PHOENIX APPROVAL STAMP  
 KIVA: 12-3217  
 SDEV: 1200 341  
 Q.S.: 3-31



**811**  
 Know what's below.  
 Call before you dig.  
 1-800-782-5348

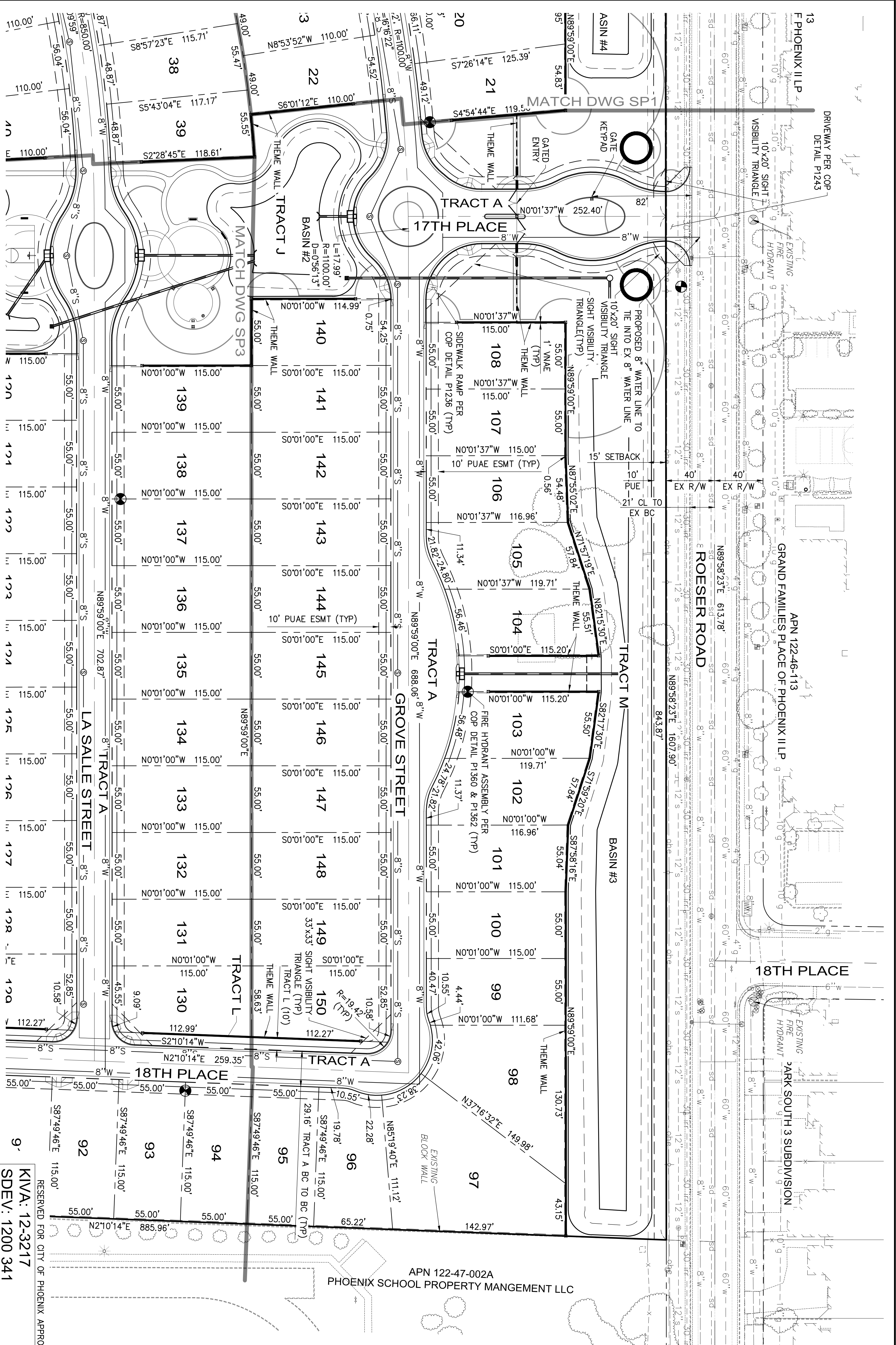
**SUNRISE ENGINEERING**  
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DESIGNED	DATE
CHECKED	DATE
IN CHARGE	DATE
PROJECT NO.	DATE
SHEET NO.	DATE
SP2	

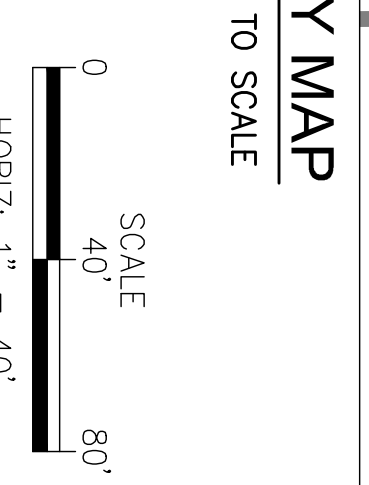
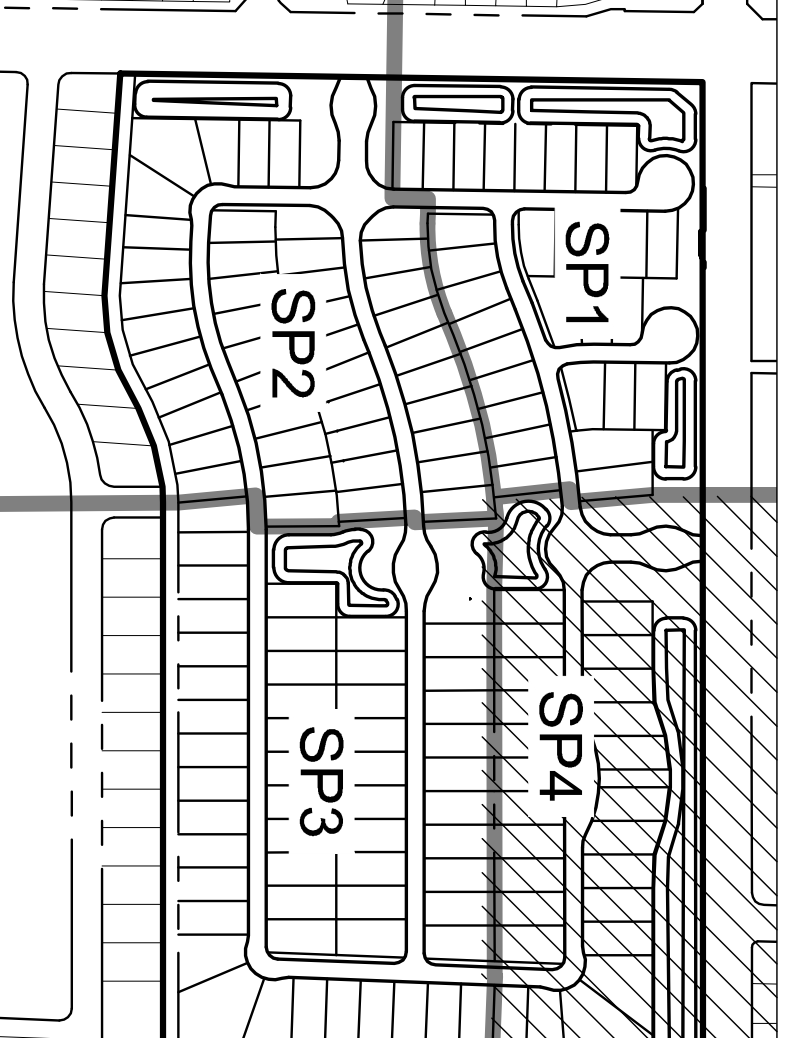
SW CORNER SECTION 27  
 FND BRASS CAP IN HANDHOLE

CHAMBERS STREET  
 'ROESER PARK' RECORDED IN BOOK 78 OF MAPS, PAGE 40, MCR





RESERVED FOR CITY OF PHOENIX APPROVAL STAMP  
 KIVA: 12-3217  
 SDEV: 1200 341  
 Q.S.: 3-31



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DESIGNED	DATE
CHECKED	DATE
SCALE	DATE
SHEET NO.	DATE
<b>SP4</b>	