

FINAL PLAT AND FINAL P. A. D. OF:

CORONA RANCH

A PORTION OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 4 EAST, G&SRB&M, MARICOPA COUNTY ARIZONA.

DEDICATION:
STATE OF ARIZONA
COUNTY OF MARICOPA

KNOWN ALL MEN BY THESE PRESENTS:

THAT ACACIA HOUSING FUND I LIMITED PARTNERSHIP AN AZ LIMITED PARTNERSHIP, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF "CORONA RANCH", A PORTION OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, AS SHOWN HEREON AND HEREBY PUBLISHES THIS PLAT OF SAID "CORONA RANCH" AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, TRACTS, AND EASEMENTS BY THE NUMBER, NAME OR LETTER GIVEN EACH RESPECTIVELY ON SAID PLAT, AND THAT ACACIA HOUSING FUND I LIMITED PARTNERSHIP AN AZ LIMITED PARTNERSHIP, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS INDICATED ON SAID PLAT ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN. TRACTS "A", "B" AND "C" ARE HEREBY DECLARED AS COMMON AREA FOR THE USE AND BENEFIT OF THE LOT OWNERS IN "CORONA RANCH". TRACTS SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO BE HEREIN AFTER RECORDED. DWELLING UNITS SHALL NOT BE CONSTRUCTED ON SAID TRACTS.

IN WITNESS WHEREOF:

ACACIA HOUSING FUND I LIMITED PARTNERSHIP AN AZ LIMITED PARTNERSHIP, AS OWNER, HAS CAUSED ITS NAME TO BE SIGNED BY THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS THE 20th DAY OF August, 1992.

BY: F. Wesley Clelland III

ACACIA HOUSING FUND I LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP
BY: ACACIA HOUSING MANAGEMENT LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP (GENERAL PARTNER);
BY: ACACIA HOUSING MANAGEMENT CORPORATION, AN ARIZONA CORPORATION (GENERAL PARTNER);
BY: MR. F. WESLEY CLELLAND III, VICE-PRESIDENT.

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ACKNOWLEDGEMENT:
STATE OF ARIZONA
COUNTY OF MARICOPA

ON THIS THE 20th DAY OF August, 1992, BEFORE ME, PERSONALLY APPEARED F. WESLEY CLELLAND III WHO ACKNOWLEDGED HIMSELF TO BE OF ACACIA HOUSING FUND I LIMITED PARTNERSHIP AND ACKNOWLEDGED THAT HE AS Secretary BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED, BY SIGNING THE NAME OF THE PARTNERSHIP, AS OWNER, BY HIMSELF AS Secretary.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC Sarah M. Suzanne
My Commission Expires Aug. 18, 1995

APPROVAL:

APPROVED BY James Mullins 9/2/92
COMMUNITY DEVELOPMENT DIRECTOR DATE

APPROVED BY Edward A. Legu 9/1/92
CITY ENGINEER DATE

APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA,
THIS 16th DAY OF July, 1992

BY Henry F. Mitchell ATTEST Helen R. Fowler
MAYOR CITY CLERK



NOTES:

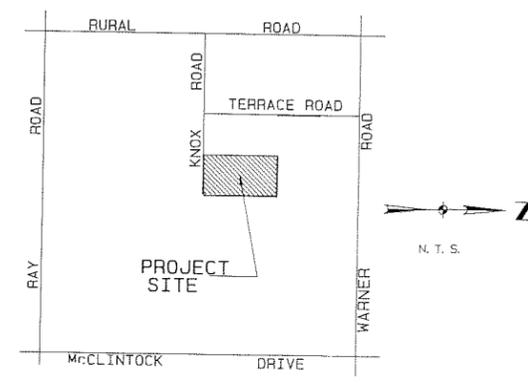
- 1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- 2. GROSS AREA: 20.21 ACRES.

CONDITIONS OF APPROVAL:

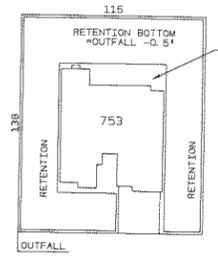
- 1. NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT PRIOR APPROVAL OF THE CITY OF TEMPE.
- 2. BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED WITHIN TWO YEARS OF THE DATE OF COUNCIL APPROVAL OR THE ZONING SHALL REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION.
- 3. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS REGARDING ARCHEOLOGICAL ARTIFACTS ON THIS SITE.
- 4. A 6" MASONRY WALL SHALL BE INSTALLED ALONG ALL SUBDIVISION PERIMETER PROPERTY LINES WHERE NO WALL CURRENTLY EXISTS. DETAILS TO BE RESOLVED WITH PLANNING STAFF PRIOR TO INSTALLATION.
- 5. ALL UNITS SHALL BE BUILT WITH TILE ROOFS AND STUCCOED EXTERIORS AND ALL CONNECTING WALLS BETWEEN UNITS THAT ARE VIEWED FROM THE PUBLIC STREET SHALL BE STUCCOED.

VARIANCES APPROVED

- A. REDUCE THE MINIMUM REQUIRED LOT WIDTH OF THE FOLLOWING:
1) FROM 115' TO A MINIMUM OF 81' FOR LOTS #10, 11, 14 AND 15, AND
2) FROM 115' TO A MINIMUM OF 100' FOR LOTS #24, 25 AND 27, AND
3) FROM 115' TO A MINIMUM OF 110' FOR LOTS #2, 12, 13 AND 28.
- B. REDUCE THE MINIMUM REQUIRED FRONT YARD SETBACK FROM 35' TO 25' FOR ALL LOTS.



VICINITY MAP



LOT RETENTION DETAIL

PAD=OUTFALL +0.5'
F.F.=PAD +0.67'

STATE OF ARIZONA
County of Maricopa | 23
I hereby certify that the within instrument was filed and recorded at request of
City of Tempe
9-3-92 9:46
in Book 353
on page 27
Witness my hand and official seal this day and year aforesaid.
Sarah M. Suzanne
Notary Public
By [Signature]
Deputy Recorder
92-492726
RECORDING NUMBER

SURVEYOR'S CERTIFICATE:

I, ROBERT S. MITCHELL, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP CONSISTING OF TWO (2) SHEETS, CORRECTLY REPRESENTS A SURVEY DONE UNDER MY SUPERVISION DURING THE MONTH OF JUNE, 1992, THAT THE PLAT IS TRUE AND COMPLETE AS SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



ROBERT S. MITCHELL #16579 _____ DATE

FINAL PLAT AND P. A. D. OF
CORONA RANCH
SHEET 1 OF 2

ENGINEER'S COPY

Engineering Corporation
3414 S. 48TH STREET - SUITE 8
PHOENIX, ARIZONA 85040
(602) 952-9971

CORONA RANCH

LEGEND:

- SUBDIVISION BOUNDARY
- - - PUBLIC UTILITY EASEMENT (P.U.E.)
- - - EXISTING RIGHTS-OF-WAY OF DEVELOPMENT
- - - BUILDING SETBACK LINE (B.S.L.)
- SUBDIVISION CORNER (SET 1/2" REBAR, MAG 120-1)
- TYPE C, TAGGED U.S. 28167 UNLESS OTHERWISE NOTED
- SURVEY MONUMENT (FOUND AS NOTED)
- 1/2" REBAR TO BE SET AFTER PRELIMINARY GRADING
- S.R.P. *See Risk Register*

LINE TABLE

LINE NO.	DIRECTION	DISTANCE
1	N 89°59'33" E	1682.40
2	S 38°55'56" E	22.50
3	S 31°23'16" W	23.44
4	S 62°28'37" E	21.24
5	S 44°33'21" W	21.11
6	S 49°53'21" E	21.64
7	S 38°55'56" W	22.50

CURVE TABLE

C. NO.	RADIUS	DELTA	LENGTH	TANGENT
1	225.00	81°37'24" 40"	54.83	27.45
2	50.00	213°36'18"	11.80	5.90
3	50.00	89°15'50"	24.67	12.58
4	225.00	88°11'50"	4.70	2.35
5	275.00	88°14'24"	6.19	4.10
6	225.00	90°13'44"	6.29	3.10

UNSUBDIVIDED ZONING AG
N 00°32'19" W 1341.67

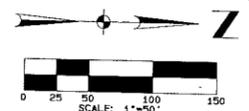


"ESTATES DEL SOL"
BOOK 203 PAGE 9 M. C. R.
ZONING R1-15

"WINGFOOT"
BOOK 277 PAGE 27 M. C. R.
ZONING R1-15

"CORONA DEL SOL ESTATES"
BOOK 199 PAGE 6 M. C. R.
ZONING R1-15

GROSS AREA = 20.21 ACRES



FINAL PLAT AND P.A.D. OF
CORONA RANCH
SHEET 2 OF 2
Dodge engineering corporation
3414 S. 48TH STREET - SUITE A
PHOENIX, ARIZONA 85040
(602) 966-9971

STATE OF ARIZONA | SS
County of Maricopa
I hereby certify that the within instrument was filed and recorded at request of
City of Tempe
9-3-77 9:46
in Book 353
on page 27
Witness my hand and official seal the day and year aforesaid.
By [Signature] Deputy Recorder
92-492726
RECORDING NUMBER

E9200262