

Papago Park Village

FINAL P.A.D. MAP TRACT - A

OF PAPAGO PARK VILLAGE, A SUBDIVISION OF RECORD, AS RECORDED IN BOOK 240, PAGE 18, M.C.R., AND SITUATED IN A PORTION OF THE SE 1/4, SEC 10, T. 1N, R. 4E, G+ SRB+M, MARICOPA COUNTY, ARIZONA.



DEVELOPER CAVALIER HOMES, INC., 4545 N. 36th Street, Phoenix, AZ 85018
ENGINEER CLOUSE ENGINEERING, INC., 3815 N. 32nd Street, Phoenix, AZ 85018
PLANNER A. WAYNE SMITH & ASSOCIATES, 2120 S. Rural Rd., Tempe, AZ 85282

SITE DATA

Net Area: 4.25 Ac. (185,451 S.F.)
 No. Units: 72
 Density: 16.9
 Parking Required: 159
 Parking Provided: 159

REQUESTED VARIANCES

- To reduce the minimum required courtyard width from 40' to 16'.
- To reduce the required front yard setback from 25' to 10'.
- To reduce the required street side yard setback from 25' to 12'.

CONDITIONS OF APPROVAL

- Public Works Department approval of all street dedications, alleys, easements, driveways, drainage, water and sewer construction drawings, refuse pickup, off-site improvements and bikeways are required.
- Full street dedication shall be made prior to recordation of the subdivision map.
- Full street improvements on all lands covered by this subdivision map must be installed prior to the issuance of any occupancy permits for the first phase of development. Details to be approved by the Public Works Department.
- All agreements between the developer and the City of Tempe regarding the city property be completed prior to recordation of the maps.
- A 6-foot wall with stucco finish and/or wrought iron shall be placed along the west side of future street right-of-way adjacent to Papago and Curry parks.
- The developer shall convey to the City of Tempe all the property lying between the westerly boundary of the subdivision, the U.S.A. ditch and the City of Tempe bikeway land.
- Salt River Project shall convey an easement over the U.S.A. land to the City of Tempe for public purposes.
- The documents shall be recorded with the subject plot.

APPROVALS

William Allen May *April 7, 1982*
 OWNER
Harry E. Mitchell *4/6/82*
 MAYOR
Pauline K. Kempter *4/16/82*
 CITY CLERK
Lee M. Quier *4-22-82*
 CITY ENGINEER
Tom Day *4-23-82*
 PLANNING DIRECTOR

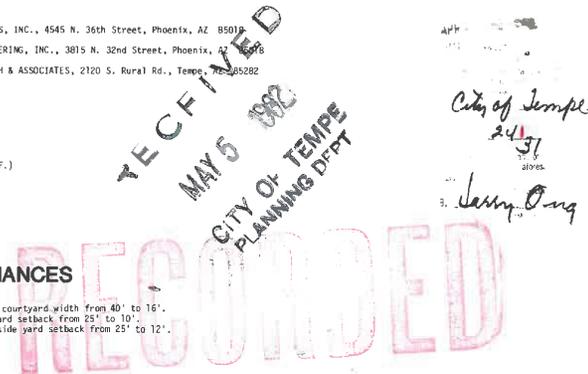
ACKNOWLEDGMENT

On this, the 21 day of June, 1982, before me, the undersigned officer, personally appeared *Paul E. Clouse*, who acknowledged himself to be Vice President of Cavalier Homes, Inc., a Delaware corporation, as owner, and acknowledged that he, as such officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

IN WITNESS WHEREOF: I hereunto set my hand and official seal. My commission expires *July 22, 1983*.
Mark M. George
 NOTARY PUBLIC

CERTIFICATION

I, Paul E. Clouse, hereby certify that I am a registered Civil Engineer of the State of Arizona; that this map, consisting of one sheet, correctly represents a survey made under my supervision during the month of November, 1981; that the survey is true and complete as shown; that all the monuments shown actually exist and will be set as shown; that their positions are correctly shown and that said monuments are sufficient to enable the survey to be retraced.
Paul E. Clouse 2/6/2
 REGISTERED CIVIL ENGINEER



City of Tempe
 24/31
 Jerry Ong



SCOTTSDALE ROAD

SCOTTSDALE ROAD

PAPAGO PARK VILLAGE

A SUBDIVISION OF A PORTION OF THE SE. 1/4
OF SECTION 10, T.1N., R.4E., G. & S.R.B. & M.
MARICOPA COUNTY, ARIZONA.

MAR 29 1982 - 4:00

STATE OF ARIZONA
County of Maricopa
I hereby certify that the plat
is a true and correct copy of the
instrument as filed and re-
corded in the
Office of the
County Recorder
at Phoenix, Arizona
this 29th day of March, 1982.
By: *James C. Conroy*
County Recorder

RECEIVED
MAR 6 1982

CITY OF TEMPE
PLANNING DEPT.



SCALE: 1" = 60'

CLOUSE ENGINEERING, INC.
ENGINEERS SURVEYORS
PHOENIX ARIZONA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Cavalier Homes, Inc., a Delaware corporation, as owner, has subdivided under the name of Papago Park Village, a portion of the S.E. 1/4 of Section 10, T. 1 N., R. 4 E., G. & S. R. B. & M., Maricopa County, Arizona, as shown platted hereon, and hereby publishes this plat, as and for the plat of said Papago Park Village, and hereby declares that said plat sets forth the location and gives the dimensions of the tracts and streets constituting same, and that each tract and street shall be known by the letter or name given each respectively, on said plat and hereby dedicates to the public, for use as such, the streets as shown on said plat and included in the above described premises. Easements are dedicated for the purposes shown.

IN WITNESS WHEREOF: Cavalier Homes, Inc., a Delaware corporation, as owner, has hereunto caused its corporate name to be affixed and the same to be attested by the signature of **RICHARD D. DANIS**, its President, therunto duly authorized.

CAVALIER HOMES, INC. OWNER

BY: *Richard D. Danis*
President

ACKNOWLEDGMENT

State of Arizona
County of Maricopa, S.S.

On this, the 22nd day of February, 1982, before me, the undersigned officer, personally appeared **Richard D. Danis**, who acknowledged himself to be the President of Cavalier Homes, Inc., a Delaware corporation, as owner, and acknowledges that he, as such officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

IN WITNESS WHEREOF: I hereunto set my hand and official seal. My commission expires 7-22-83.

Matthew M. George
Notary Public

APPROVALS

Approved by: *Don Hall* Planning Director Approved by: *Sam Sorenson* City Engineer

Approved by the Council of the City of Tempe, Arizona, this 18 day of December, 1981.
By: *James Mitchell* Mayor Attest: *Caroline J. Slaughter* Clerk

CERTIFICATION

I, Paul E. Clouse, hereby certify that I am a registered Civil Engineer of the State of Arizona; that this map, consisting of one sheet, correctly represents the survey made under my supervision during the month of November, 1981; that the survey is true and correct as shown. That all 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.

Paul E. Clouse
Registered Civil Engineer

NOTES

- All utility lines to be constructed underground.
- Construction within easements, except by public agencies and utility companies, shall be limited to utilities, and wood, wire, or removable section type fencing.
- indicates a corner of this subdivision. Set "x" re-bar unless noted otherwise.
- indicates easement for public utilities along street frontage of all tracts except where noted otherwise.
- indicates vehicular non-access easement where shown.

RECORDED

UNSUBDIVIDED

UNSUBDIVIDED

UNSUBDIVIDED

UNSUBDIVIDED

UNSUBDIVIDED

UNSUBDIVIDED

HADEN PLAZA EAST
BK. 108 PG. 19

100

PAPAGO PUBLIC LAND TRACT
BOOK 102 PAGE 11

3/4 COR. OF THE
SE 1/4 SEC. 10
& SE COR. OF RANGE
PUBLIC LAND TRACT
FOUND WITHIN MAP

3/4 COR. SEC. 10
FOUND S.E.O.
DANIEL CAMP

JOB NO. 800507 10

GROSS ACRES 11.981 4 TRACTS

NO.	R	Δ	L	T
1	50.00	40°47'13"	33.59	18.39
2	50.00	33°47'41"	23.49	12.19
3	470.00	0°43'08"	36.93	18.48
4	330.00	07°32'11"	69.71	34.91

NO COR. OF 1/4 SEC. 10
FOUND S.E.O.

SE COR. SEC. 10,
T.1N., R.4E. FOUND
W.C. NO. 108-108-19

NO COR. OF 1/4
SEC. 10
FOUND S.E.O.

W.C. NO. 108-108-19