

DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS,

THAT C.H.I. CONSTRUCTION COMPANY, AN ARIZONA CORPORATION AND KYRENE ELEMENTARY SCHOOL DISTRICT NO. 28 OF MARICOPA COUNTY, ARIZONA, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, AS OWNERS, HAVE SUBDIVIDED UNDER THE NAME OF SIERRA TEMPE UNIT 1, A SUBDIVISION, A PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SIERRA TEMPE UNIT 1 AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, TRACTS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME THAT IS GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND THAT C.H.I. CONSTRUCTION COMPANY, AN ARIZONA CORPORATION, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES, TRACTS A, B, C, D, E, F, G, H, AND J ARE HEREBY ESTABLISHED FOR PURPOSES AS SET FORTH IN THE TABLE SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, C.H.I. CONSTRUCTION COMPANY, AN ARIZONA CORPORATION, AS OWNER, HAS CAUSED ITS SIGNATURES TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED AGENT, THEREUNTO DULY AUTHORIZED THIS 21st DAY OF August, 1993.

BY CURT NELSON, VICE PRESIDENT, C.H.I. CONSTRUCTION COMPANY

IN WITNESS WHEREOF, KYRENE ELEMENTARY SCHOOL DISTRICT NO. 28 OF MARICOPA COUNTY, ARIZONA, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, AS OWNER, HAS CAUSED ITS DISTRICT NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED AGENT THEREUNTO DULY AUTHORIZED THIS 27th DAY OF August, 1993.

BY DR. DAVID LUTHEMEIER, KYRENE ELEMENTARY SCHOOL DISTRICT NO. 28

ACKNOWLEDGEMENT
ON THIS THE 21st DAY OF August, 1993 BEFORE ME, CURT NELSON PERSONALLY APPEARED WHO ACKNOWLEDGED HIMSELF TO BE VICE PRESIDENT OF C.H.I. CONSTRUCTION COMPANY, AN ARIZONA CORPORATION, AND ACKNOWLEDGED THAT HE, AS VICE PRESIDENT, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN BY SIGNING IN THE NAME OF THE CORPORATION, AS OWNER, BY HIMSELF AS VICE PRESIDENT.

IN WITNESS WHEREOF
I HERETO SET MY HAND AND OFFICIAL SEAL
BY [Signature] 8/26/93 DATE
NOTARY PUBLIC

ACKNOWLEDGEMENT
ON THIS THE 27th DAY OF August, 1993 BEFORE ME, DR. DAVID LUTHEMEIER PERSONALLY APPEARED WHO ACKNOWLEDGED HIMSELF TO BE BUSINESS MANAGER OF KYRENE ELEMENTARY SCHOOL DISTRICT NO. 28 OF MARICOPA COUNTY, ARIZONA, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, AND ACKNOWLEDGED THAT HE, AS BUSINESS MANAGER, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN BY SIGNING IN THE NAME OF THE DISTRICT, AS OWNER, BY HIMSELF AS BUSINESS MANAGER.

IN WITNESS WHEREOF
I HERETO SET MY HAND AND OFFICIAL SEAL
BY [Signature] 8/27/93 DATE
NOTARY PUBLIC

CONDITIONS OF APPROVAL:
SPD-92-53 PRELIMINARY PLANNED AREA DEVELOPMENT FOR SIERRA TEMPE, CONSISTING OF 458 LOTS AND 8 TRACTS ON 139.8 NET ACRES INCLUDING THE FOLLOWING:

VARIANCE
REDUCE THE REQUIRED MINIMUM FRONT YARD SETBACK FROM 25 FEET TO 20 FEET IN THE R-1-S DISTRICT

- 1. APPROVAL OF CC&B'S IN A FORM ACCEPTABLE TO THE CITY ATTORNEY AND COMMUNITY DEVELOPMENT DIRECTOR MUST TAKE PLACE PRIOR TO RECORDED OF THE PLAN OR PLAT. THESE CC&B'S SHOULD PROVIDE THAT A SINGLE ENTITY WILL ULTIMATELY BE RESPONSIBLE FOR MAINTAINING ALL COMMON AREA LANDSCAPING ON THE SITE INCLUDING BOTH ARTERIAL FRONTAGES, ACCORDING TO THE LANDSCAPE PLAN APPROVED BY THE CITY, AND THAT SUCH PROVISION MAY NOT BE AMENDED WITHOUT PRIOR APPROVAL BY THE CITY ATTORNEY AND COMMUNITY DEVELOPMENT DIRECTOR.
2. NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT PRIOR APPROVAL OF THE CITY OF TEMPE.
3. VALID BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED WITHIN ONE YEAR OF DATE OF COUNCIL APPROVAL OR VARIANCE SHALL BE DEEMED NULL AND VOID.
4. BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED WITHIN TWO (2) YEARS OF THE DATE OF COUNCIL APPROVAL OR THE ZONING SHALL REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION.
5. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS REGARDING ARCHIEOLOGICAL ARTIFACTS ON THIS SITE.
6. ON ALL CORNER LOTS, DWELLING UNITS SHALL BE BUILT SO THAT THE DRIVEWAY IS ADJACENT TO THE INTERIOR PROPERTY LINE.
7. ALL MECHANICAL EQUIPMENT SHALL BE GROUND MOUNTED.
8. EXTERIOR FINISH OF WALLS ONSTIE TO MATCH FINISH OF BUILDING WALLS. ALL DWELLING UNITS TO FEATURE TILE ROOFS AND STUCCO WALLS.
9. PLAT TO BE REVISED PRIOR TO RECORDED TO SHOW BUILDING ENVELOPE ON EACH CORNER LOT ADJACENT TO A KEY LOT.
10. CONCEPTUAL LANDSCAPE PLAN TO BE REVISED TO SHOW A BIKE PATH BESIDE THE RETENTION BASIN ON THE EAST SIDE OF PROJECT, TO IDENTIFY LANDSCAPE ZONES AND INCLUDE SECTIONS AND DETAILS FOR BIKE PATH, REVERSE FRONTAGE AREAS AND EACH LANDSCAPE ZONE. FINAL DETAILS, INCLUDING PHASING, INSTALLATION AND MAINTENANCE, TO BE RESOLVED WITH DESIGN REVIEW STAFF PRIOR TO RECORDED OF PLAT OR PLAN.
11. ALL DEAD END STREETS SHALL HAVE TEMPORARY TURN-AROUNDS BETWEEN PHASES. THE SITE SET ASIDE FOR A POTENTIAL SCHOOL, SHALL BE A MINIMUM OF 11.0 NET ACRES, WITH CURB AND GUTTER ON ALL ADJACENT STREET PROPERTY LINES TO PREVENT SURFACE WATER RUNOFF FROM STREETS ACROSS THE SITE. DETAILS TO BE APPROVED BY KYRENE SCHOOL DISTRICT PRIOR TO RECORDED.
12. CLEARANCE FROM THE CITY OF CHANDLER ON BOTH P.A.D. AND PLAT IS REQUIRED PRIOR TO RECORDED.

- 14. A NEW GENERAL PLAN OF DEVELOPMENT FOR THE 10-ACRE COMMERCIAL PARCEL AT THE ARTERIAL CORNER SHALL BE RECORDED AT THE SAME TIME AS THE FINAL SUBDIVISION PLAT/P.A.D. FOR THIS PROJECT.
15. MEANDERING 10-FOOT BIKEPATH, LIGHTING AND LANDSCAPING TO BE INSTALLED WITH THIS DEVELOPMENT AS SHOWN ON PLAN. DETAILS TO BE RESOLVED WITH DESIGN REVIEW STAFF PRIOR TO ISSUANCE OF FIRST BUILDING PERMIT. HOMEOWNERS ASSOCIATION TO MAINTAIN LANDSCAPING ONCE INSTALLED.
16. PLAT/P.A.D. TO BE REVISED TO INCLUDE 16 FOOT EASEMENT FOR A PUBLIC BIKEPATH IN THE DEDICATION STATEMENT AND TO DELINEATE SAME ON THE PLAT PRIOR TO RECORDED.
17. PLAT/P.A.D. TO BE REVISED TO INCLUDE FRONT YARD SETBACK VARIANCE APPROVED BY COUNCIL ON PRELIMINARY VERSION, AND TO DELETE NOTE REGARDING ENCHOCHEMENT OF FIREPLACES INTO SIDE YARD SETBACK PRIOR TO RECORDED.

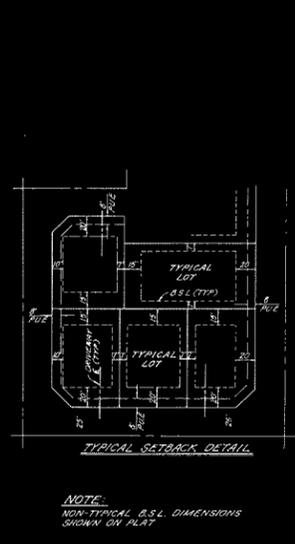
NOTES:

- 1. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON OR OVER OR PLACED WITHIN THE PUBLIC UTILITY EASEMENTS, EXCEPT WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING, ASPHALT OR GRASS. THE CITY OF TEMPE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTION OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION OF CITY UTILITIES.
2. THE OWNERS OF TRACTS D, E, F, G, AND H, IDENTIFIED AS DRAINAGE EASEMENTS ON THIS PLAT, ARE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF SAID TRACTS IN ACCORDANCE WITH STANDARDS ESTABLISHED BY THE TEMPE CITY ENGINEER PURSUANT TO ORDINANCE NO. 819.1.
3. NO BUILDINGS OR STRUCTURES OF ANY SORT MAY BE CONSTRUCTED WITHIN SAID TRACTS D, E, F, G, AND H, WHICH MAY IMPAIR THE FLOW OF WATER WITHIN SAID TRACTS.
4. RETENTION EASEMENTS AS DEDICATED TO THE CITY OF TEMPE IN DOCUMENT NO. 83-154185, MARICOPA COUNTY RECORDS, ARE HEREBY ABANDONED BY RECORDED OF THIS PLAT.

PRELIMINARY AND FINAL PLAT AND P.A.D.

FOR SIERRA TEMPE UNIT 1

A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



LEGEND

- INDICATES CORNER OF THIS SUBDIVISION SET BRASS CAP UNLESS NOTED OTHERWISE.
INDICATES CENTER LINE MONUMENTATION SET BRASS CAP UNLESS NOTED OTHERWISE.
INDICATES CORNER OF THIS SUBDIVISION SET SURVEY MONUMENT PER M.A.S. STD. DET. 93-1 TYPE 'C'.
INDICATES CURVE TABLE NUMBER.
INDICATES SECTION CORNER (ROUND BRASS CAP IN HANDSHOLES).
INDICATES BEARING SETBACK LINE.
INDICATES PUBLIC UTILITY EASEMENT.



CAUTION: HIGH PRESSURE GAS LINE

NO DEEP-ROOTED TREES OR SHRUBS ARE TO BE PLANTED, AND NO BUILDING, ROAD, EXCAVATION, CUT, FILLS, GRADING, OBSTRUCTION, STRUCTURE OR UTILITIES ARE TO BE CONSTRUCTED WITHIN OR ACROSS THE RIGHT-OF-WAY OR EL PASO NATURAL GAS COMPANY P.O. BOX 1492, EL PASO, TEXAS 79976, ATTENTION, RIGHT-OF-WAY DEPARTMENT. ANY APPROVED CONSTRUCTION WITHIN SAID RIGHT-OF-WAY WILL THEN BE IN ACCORDANCE WITH THE SPECIFICATIONS OF EL PASO NATURAL GAS COMPANY.

TRACT TABLE with columns: NAME, OWNERSHIP, USE, ACREAGE. Rows include Continental Homes, Inc., Kyrene School District, Sierra Tempe Units, and City of Tempe.

STATE OF ARIZONA | SS
County of Maricopa
I hereby certify that the within instrument was filed and recorded at request of
City of Tempe
9/1/93 5:11
In Book 365
on page 449
Witness my hand and official seal the day and year aforesaid.
Notary Public
County Recorder
By [Signature]
93-610144
RECORDING NUMBER

CERTIFICATION

LARRY E. SULLIVAN, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF 7 SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JANUARY, 1993, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL 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 REPRODUCED.

BY LARRY E. SULLIVAN, REGISTERED LAND SURVEYOR, REGISTRATION #22722, CODE & VAN LOO CONSULTANTS, INC. Includes professional seal.

ASSURED WATER SUPPLY

THE SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

APPROVALS

APPROVED BY [Signature] 9-9-93 DATE
APPROVED BY [Signature] 8-30-93 DATE
APPROVED BY [Signature] 10th DAY OF 1993

Professional seals and stamps for County Recorder (Seal) and Surveyor (Seal). Includes text: '35 YEARS OF EXPERIENCE' and 'COE & VAN LOO CONSULTANTS, INC. PHOENIX ARIZONA'.

NOTE: SEE SHEET 7 OF 7
FOR CURVE DATA TABLE AND
LINE OF SIGHT RESTRICTION DETAIL
SHT 1 OF 7
COE & VAN LOO
CONSULTANTS, INC.
4550 N. 12TH STREET
(602) 264-6831

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