

PRELIMINARY AND FINAL PLAT AND P.A.D. FOR SIERRA TEMPE UNIT 3

A SUBDIVISION OF TRACT "A", SIERRA TEMPE UNIT 1,
AS RECORDED IN BOOK 365 OF MAPS, PAGE 49,
MARICOPA COUNTY RECORDS, 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.

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

THAT C.H.I. CONSTRUCTION COMPANY, AN ARIZONA CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF SIERRA TEMPE UNIT 3, 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 3 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. TRACT 1 IS HEREBY ESTABLISHED FOR COMMON USE, LANDSCAPING, DRAINAGE, PUBLIC ACCESS, PUBLIC UTILITY EASEMENT AND PRIVATE IRRIGATION EASEMENT.

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

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

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }

ON THIS 21ST DAY OF September, 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 Debra Watson
NOTARY PUBLIC



CONDITIONS OF APPROVAL:

SBD-92-52, SBD-93-35, SPD-93-36

SPD-92-53 PRELIMINARY PLANNED AREA DEVELOPMENT FOR SIERRA TEMPE, CONSISTING OF 406 LOTS AND 6 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 R1-6 DISTRICT.

- APPROVAL OF CC&R'S IN A FORM ACCEPTABLE TO THE CITY ATTORNEY AND COMMUNITY DEVELOPMENT DIRECTOR MUST TAKE PLACE PRIOR TO RECORDATION OF THE PLAN OR PLAT. THESE CC&R'S SHOULD PROVIDE THAT A SINGLE ENTITY WILL ULTIMATELY BE RESPONSIBLE FOR MAINTAINING ALL COMMON AREA LANDSCAPING ON THE SITE INCLUDING BOTH PERIPHERAL 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.
- NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT PRIOR APPROVAL OF THE CITY OF TEMPE.
- 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.
- 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.
- THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS REGARDING ARCHAEOLOGICAL ARTIFACTS ON THIS SITE.
- ON ALL CORNER LOTS, DWELLING UNITS SHALL BE BUILT SO THAT THE DRIVEWAY IS ADJACENT TO THE INTERIOR PROPERTY LINE.
- ALL MECHANICAL EQUIPMENT SHALL BE GROUND MOUNTED.
- EXTERIOR FINISH OF WALLS ONSITE TO MATCH FINISH OF BUILDING WALLS. ALL DWELLING UNITS TO FEATURE TILE ROOFS AND STUCCO WALLS.
- PLAT TO BE REVISED PRIOR TO RECORDATION TO SHOW BUILDING ENVELOPE ON EACH CORNER LOT ADJACENT TO A KEY LOT.
- 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 RECORDATION OF PLAT OR PLAN.
- ALL DEAD END STREETS SHALL HAVE TEMPORARY TURN-AROUNDS BETWEEN PHASES. CLEARANCE FROM THE CITY OF CHANDLER ON BOTH P.A.D. AND PLAT IS REQUIRED PRIOR TO RECORDATION.

NOTES:

- 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.
- THE OWNERS OF TRACT 1 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. B193.
- NO BUILDINGS OR STRUCTURES OF ANY SORT MAY BE CONSTRUCTED WITHIN SAID TRACT 1.



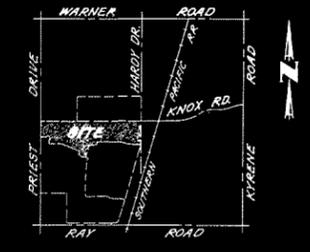
SHEET INDEX

CAUTION: HIGH PRESSURE GAS LINE

NO DEEP-ROOTED TREES OR SHRUBS ARE TO BE PLANTED, AND NO BUILDING, ROAD, EXCAVATION, CUT, FILL, GRADING, OBSTRUCTION, STRUCTURE OR UTILITIES ARE TO BE CONSTRUCTED WITHIN OR ACROSS THE RIGHT-OF-WAY OF EL PASO NATURAL GAS COMPANY, WITHOUT ITS WRITTEN CONSENT. ANY INQUIRIES ARE TO BE ADDRESSED TO EL PASO NATURAL GAS COMPANY, P.O. BOX 1492, EL PASO, TEXAS 79978. 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.

NOTE: SEE SHEET 2 OF 3
FOR CURVE DATA TABLE

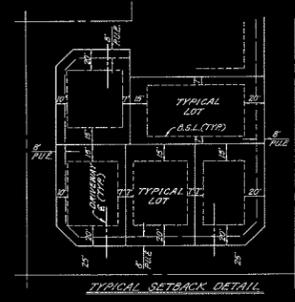
STATE OF ARIZONA }
County of Maricopa }
I, Larry E. Sullivan,
Registered Land Surveyor,
do hereby certify that the within
instrument was filed and recorded
at Phoenix, AZ,
on the 21ST DAY OF September,
1993.
By Larry E. Sullivan
Registered Land Surveyor
73-154537
RECORDING NUMBER



VICINITY MAP

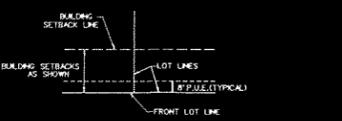
LEGEND

- INDICATES CORNER OF THIS SUBDIVISION SET BRASS CAP UPON COMPLETION OF JOB, PER M.A.C. STD. DET. 100-L TYPE "B"
- INDICATES CENTER LINE MONUMENTATION SET BRASS CAP UPON COMPLETION OF JOB, PER M.A.C. STD. DET. 100-L TYPE "B"
- INDICATES CORNER OF THIS SUBDIVISION SET SURVEY MONUMENT PER M.A.C. STD. DET. 100-L TYPE "B"
- INDICATES CURVE TABLE NUMBER
- INDICATES SECTION CORNER (ROUND BRASS CAP IN HANDMADE)
- B.S.L. INDICATES BUILDING SETBACK LINE
- P.U.E. INDICATES PUBLIC UTILITY EASEMENT
- INDICATES EXIST. CORNER, SIERRA TEMPE UNIT 2



TYPICAL SETBACK DETAIL

NOTE:
NON-TYPICAL B.S.L. DIMENSIONS
SHOWN ON PLAT.



TYPICAL PUBLIC UTILITY EASEMENT DETAIL

NOT TO SCALE

CERTIFICATION

I, LARRY E. SULLIVAN, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF 3 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 RETRACED.

BY Larry E. Sullivan
LARRY E. SULLIVAN
REGISTERED LAND SURVEYOR
REGISTRATION 22272
COE & VAN LOO CONSULTANTS, INC.



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 Fred Mitchell 9-27-93
PLANNING DIRECTOR DATE
APPROVED BY Mike O'neil 9-27-93
CITY ENGINEER DATE

APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA THIS 10TH DAY OF September, 1993.
BY Stan E. Mitchell ATTEST Susan R. Dowler
MAYOR CLERK



1958-1993
35
YEARS OF
EXCELLENCE
Coe & Van Loo
Consultants, Inc.

SHT. 1 OF 3
COE & VAN LOO
CONSULTANTS, INC.
4550 N. 12TH STREET
(602) 264-6871

PHOENIX
ARIZONA

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