

LEGAL DESCRIPTION (PRIOR TO THIS SUBDIVISION)

THAT PART OF TRACT 36 AS SHOWN ON STATE PLAT NUMBER 9, FILED WITH THE RECORDER OF MARICOPA COUNTY, STATE OF ARIZONA, IN BOOK 23 OF MAPS, PAGE 48, IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16;
 THENCE WEST ALONG THE SOUTH LINE, 33.62 FEET (RECORDED 33.61 FEET);
 THENCE NORTH 00°25'42" WEST 55.00 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE WEST 162.57 FEET PARALLEL WITH SAID SOUTH LINE;
 THENCE NORTH 01°11'21" EAST, 13.94 FEET;
 THENCE NORTH 44°36'00" WEST, 567.64 FEET;
 THENCE EAST 157.91 FEET TO A POINT ON A LINE PARALLEL WITH AND 33.01 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;
 THENCE SOUTH 01° 04' 15" EAST (RECORDED SOUTH 01° 03' 19" EAST) 395.80 FEET TO A CURVE CONCAVE EASTERLY AND HAVING RADIUS OF 452.50 FEET;
 THENCE SOUTHERLY 138.41 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°31'32" TO A POINT OF REVERSE CURVATURE ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 237.69 FEET;
 THENCE SOUTHERLY ALONG SAID CURVE 34.21 FEET THROUGH A CENTRAL ANGLE OF 81°48';
 THENCE SOUTH 10° 34' 11" EAST 13.08 FEET TO A POINT 55.00 FEET NORTH OF THE SOUTH LINE OF SECTION 16;
 THENCE WEST 31.74 FEET PARALLEL WITH SAID SOUTH LINE TO THE TRUE POINT OF BEGINNING.

DESCRIBED PROPERTY BEING IN AND FORMING A PART OF THE CITY OF TEMPE, ARIZONA AND COMPRISING AN AREA OF 97,600 SQUARE FEET OR 2.241 ACRES, MORE OR LESS.

CONDITIONS OF APPROVAL: SBD-2001.35

FOLLOWING CONDITIONS:

- THE PUBLIC WORKS DEPARTMENT SHALL APPROVE ALL ROADWAY, ALLEY, AND UTILITY EASEMENT DEDICATIONS, DRIVEWAYS, STORM WATER RETENTION, AND STREET DRAINAGE PLANS, WATER AND SEWER CONSTRUCTION DRAWINGS, REFUSE PICKUP, AND OFF-SITE IMPROVEMENTS.
- OFF-SITE IMPROVEMENTS TO BRING ROADWAYS TO CURRENT STANDARDS INCLUDE:
 - WATER LINES AND FIRE HYDRANTS
 - SEWER LINES
 - STORM DRAINS
 - ROADWAY IMPROVEMENTS INCLUDING STREET LIGHTS, CURB, GUTTER, BIKE PATH, SIDEWALK, BUS SHELTER, AND RELATED AMENITIES.
- FEES TO BE PAID WITH THE DEVELOPMENT OF THIS PROJECT INCLUDING:
 - WATER AND SEWER DEVELOPMENT FEES
 - WATER AND/OR SEWER PARTICIPATION CHARGES
 - INSPECTION AND TESTING FEES
- ALL APPLICABLE OFF-SITE PLANS SHALL BE APPROVED PRIOR TO RECORDATION OF FINAL SUBDIVISION PLAT.
- ALL STREET DEDICATIONS SHALL BE MADE WITHIN SIX (6) MONTHS OF COUNCIL APPROVAL.
- PUBLIC IMPROVEMENTS MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS. ANY PHASING SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE, UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT FOR THIS (RE)DEVELOPMENT IN ACCORDANCE WITH THE CODE OF THE CITY OF TEMPE-SECTION 25.120.
- SHOULD THE PROPERTY BE RE-SUBDIVIDED, THE OWNER(S) SHALL PROVIDE A CONTINUING CARE CONDITION, COVENANT AND RESTRICTION FOR ALL OF THE PROJECT'S LANDSCAPING, REQUIRED BY ORDINANCE OR LOCATED IN ANY COMMON AREA ON-SITE. THE CC&R'S SHALL BE IN A FORM SATISFACTORY TO THE DEVELOPMENT SERVICES MANAGER AND CITY ATTORNEY.
- NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL OF THE CITY OF TEMPE.
- A 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, SUBJECT TO PUBLIC HEARING.
- THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS REGARDING ARCHEOLOGICAL ARTIFACTS ON THIS SITE.
- ALL APPROVED PRELIMINARY AND FINAL PLANNED AREA DEVELOPMENTS AND FINAL SUBDIVISION PLAT SHALL BE RECORDED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- THE PRELIMINARY PAD, FINAL PAD, AND FINAL SUBDIVISION PLAT SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND RECORDED WITH THE MARICOPA COUNTY RECORDERS' OFFICE THROUGH THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT. THE PLANNING DIVISION PRIOR TO RECORDATION SHALL REVIEW DETAILS OF DOCUMENT FORMAT.
- THE APPLICANT SHALL RESOLVE ALL LIGHTING AND SECURITY DETAILS WITH THE POLICE DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

UTILITIES

PRIVATELY DEDICATED SEWER AND WATER LINES WITH SINGLE TAPS AT STREET.
 ELECTRICAL PER UTILITY CO. ALL SERVICE LINES UNDERGROUND.
 TELEPHONE PER QWEST IN TANDEM WITH ELECTRICAL.
 CABLE T.V. TO ALL UNITS (IF AVAILABLE)

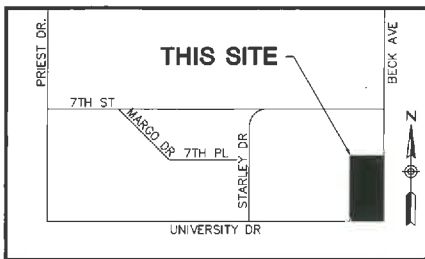
REFUSE

CENTRAL ALLEY COLLECTION POINT FOR REFUSE.
 RECYCLING - CURB SIDE P.U. W/INDV. ROLL OUTS.

PUBLIC UTILITIES

WATER CITY OF TEMPE
 SEWER CITY OF TEMPE
 FIRE CITY OF TEMPE
 TELEPHONE QWEST
 ELECTRIC ARIZONA PUBLIC SERVICE
 CABLE TV COX CABLE

**PRELIMINARY AND FINAL
 PLANNED AREA DEVELOPMENT
 ABBY LANE
 A PORTION OF SW 1/4 SECTION 16, T.1 N.,R.4 E,
 G&SRB&M, MARICOPA COUNTY, ARIZONA**



LOCATION MAP
 NTS

PROJECT DATA

OWNER: ABBY LANE-BARTON HOMES, L.L.C.
 15615 NORTH 71st STREET #208
 SCOTTSDALE, ARIZONA 85254

PROJECT ADDRESS: 1200 W. UNIVERSITY DRIVE

EXISTING ZONING:	R3 & R1-6		
ADJACENT ZONING	R3 & R1-6		
ZONING:		MU-2	R1-PAD
		MU-2	R1-PAD
DENSITY		13.3 DU/AC	20.8 DU/AC
GROSS LOT AREA	97,638	26,382 SF	71,256 SF
NET LOT AREA	97,638	26,382 SF	71,256 SF
LOT COVERAGE	61.4%	92.0%	50.1%
LANDSCAPE OPEN SPACE	24,735 SF	2110 SF	22,625 SF
PARKING REQUIRED	113	45	68
GUEST PARKING	2+ON STREET	2+ON STREET	2+ON STREET
PARKING PROVIDED	113	45	68
BIKE PARKING	48	14	34

LOT AREA:

LOT	SQUARE FEET	ACRE	LOT	SQUARE FEET	ACRE
1	1,430	0.03	19	1,129	0.02
2	1,073	0.02	20	1,477	0.03
3	1,423	0.03	21	1,364	0.03
4	1,343	0.03	22	1,366	0.03
5	1,018	0.02	23	1,383	0.03
6	1,462	0.03	24	1,073	0.02
7	1,439	0.03	25	1,073	0.02
8	1,481	0.03	26	1,363	0.03
9	1,482	0.03	27	1,439	0.03
10	1,129	0.02	28	1,393	0.03
11	1,479	0.03	29	1,439	0.03
12	1,439	0.03	30	1,073	0.02
13	1,073	0.02	31	1,073	0.02
14	1,327	0.03	32	1,327	0.03
15	1,439	0.03	33	1,431	0.03
16	1,073	0.02	34	1,364	0.03
17	1,393	0.03	35	26,223	0.60
18	1,327	0.03			

STATEMENT OF OWNER:

WEXFORD PROPERTIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, BY SEAN O'CARROLL, MANAGER HAS HEREUNTO CAUSED ITS COMPANY NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS 1ST DAY OF February, 2002.
 WEXFORD PROPERTIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, BY: SEAN O'CARROLL, MANAGER.

ACKNOWLEDGEMENT:

STATE OF ARIZONA)
) S.S.
 COUNTY OF MARICOPA)

ON THIS 1ST DAY OF February, 2002, SEAN O'CARROLL PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE THE MANAGER OF WEXFORD PROPERTIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: *Deborah Ritty*
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/15/03

FLOOD PLAIN CERTIFICATION:

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY, LOCATED AT 1200 W. UNIVERSITY DRIVE, TEMPE, ARIZONA, LIES WITHIN ZONE "X" AS DESIGNATED ON THE FIRM FLOOD INSURANCE RATE MAP, PANEL NUMBER 04013C 2165, DATED SEPTEMBER 30, 1995. ZONE "X" IS DESIGNATED AS BEING OUTSIDE OF THE 500 YEAR FLOOD BOUNDARY AND, THEREFORE, WOULD NOT BE SUBJECT TO FLOODING AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER THAT CIRCUMSTANCE.

UTILITY NOTE:

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES HAS BEEN OBTAINED FROM EXISTING RECORDS, HOWEVER, THEY MAY NOT NECESSARILY REFLECT THE EXACT LOCATION OF SUCH FACILITIES. ANY EXCAVATION OR CONSTRUCTION ACTIVITY WITHIN THE PROPERTY SHOULD BE DONE ONLY AFTER CONTACTING "BLUE STAKE" FOR EXACT LOCATION OF FACILITIES ON THIS SITE. PHONE 263-1100.

ON SITE RETENTION:

ON SITE RETENTION TO BE ADDRESSED BY USING ALL OF THE AVAILABLE LANDSCAPE AREAS FOR RETENTION AND A SERIES OF UNDERGROUND PIPES DRAINING TO A COMMON RETENTION AREA IN THE COMMON AMENITY AREA. DESIGN OF ON SITE RETENTION SHALL BE SUFFICIENT FOR THE 100 YEAR STORM REQUIREMENTS.

TRACT AREA:

TRACT	SQUARE FEET	ACRE	PURPOSE
A	3,183	0.073	COMMON AREA
B	15,524	0.356	COMMON AREA
C	2,939	0.067	COMMON AREA
D	2,970	0.068	COMMON AREA
E	182	0.004	COMMON AREA
F	165	0.004	COMMON AREA
G	172	0.004	COMMON AREA
H	450	0.010	COMMON AREA

BOOK 584 PAGE 39
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 2002-0149059
 01/29/2002 08:18 PM

STATEMENT OF OWNER:

ABBY LANE-BARTON HOMES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, BY BARTON HOMES, INC., AN ARIZONA CORPORATION, ITS MANAGER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS 1ST DAY OF February, 2002.

ABBY LANE-BARTON HOMES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, BY: BARTON HOMES, INC., AN ARIZONA CORPORATION, ITS MANAGER

BY: PATRICK A. BARKER, ITS PRESIDENT

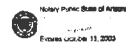
ACKNOWLEDGEMENT:

STATE OF ARIZONA)
) S.S.
 COUNTY OF MARICOPA)

ON THIS 1ST DAY OF February, 2002, PATRICK A. BARKER PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF BARTON HOMES INC., AN ARIZONA CORPORATION, AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: *Dana Tracy*
 NOTARY PUBLIC



MY COMMISSION EXPIRES: 10/13/03

APPROVALS

APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, THIS 9TH DAY OF August, 2002.

BY: *Annaliese Gable* Mayor
 DATE: 8/1/02

ATTEST: *Kathy West* City Clerk
 DATE: 8/1/02

BY: *Neil* City Engineer
 DATE: 2-4-02

BY: *Frank* Development Services
 DATE: 2-5-02



PROJECT DESCRIPTION

34 FOR SALE TOWNHOUSES AND A COMMERCIAL MIXED-USE BUILDING WITH 8 SECOND FLOOR LOFTS POSITIONED TO CREATE AN URBAN EDGE AND BUFFER ALONG UNIVERSITY DRIVE.

BASIS OF BEARING

WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST, AS RECORDED IN STATE PLAT NUMBER 9, BOOK 23 OF MAPS, PAGE 48, MARICOPA COUNTY RECORDS.

FIRE SAFETY

NEAREST EXISTING FIRE HYDRANT 258' NORTH AND 24' EAST OF Q INTERSECTION OF UNIVERSITY DRIVE AND BECK AVENUE.

BENCH MARK

TOP OF BRASS CAP FLUSH WITH PAVEMENT AT THE INTERSECTION OF BECK AVENUE AND UNIVERSITY DRIVE. ELEVATION = 1147.65 PER CITY OF TEMPE DATUM

ENGINEER

BROOKS, HERSEY & ASSOCIATES, INC.
 4602 E. ELWOOD STREET, STE. 16
 PHOENIX, AZ 85040
 (602) 437-3733
 (480) 858-0204 FAX
 BAIRD H. FULLERTON, P.E.
 SAMUEL S. HERSEY, R.L.S.



BROOKS, HERSEY & ASSOCIATES, INC. DESIGN: JAD
 ENGINEERING/SURVEYING
 4602 E. ELWOOD STREET, STE. 16
 PHOENIX, AZ 85040
 (602) 437-3733
 CHECK: BH
 SCALE: NA
 HORZ: NA
 VERT: NA

JOB NO. 1016-01FF DATE: 8/27/01 SHEET 1 OF 2

SBD-2001.35 DS 001032

PRELIMINARY AND FINAL PLANNED AREA DEVELOPMENT ABBY LANE

A PORTION OF SW 1/4 SECTION 16, T.1 N., R.4 E,
G&SRB&M, MARICOPA COUNTY, ARIZONA

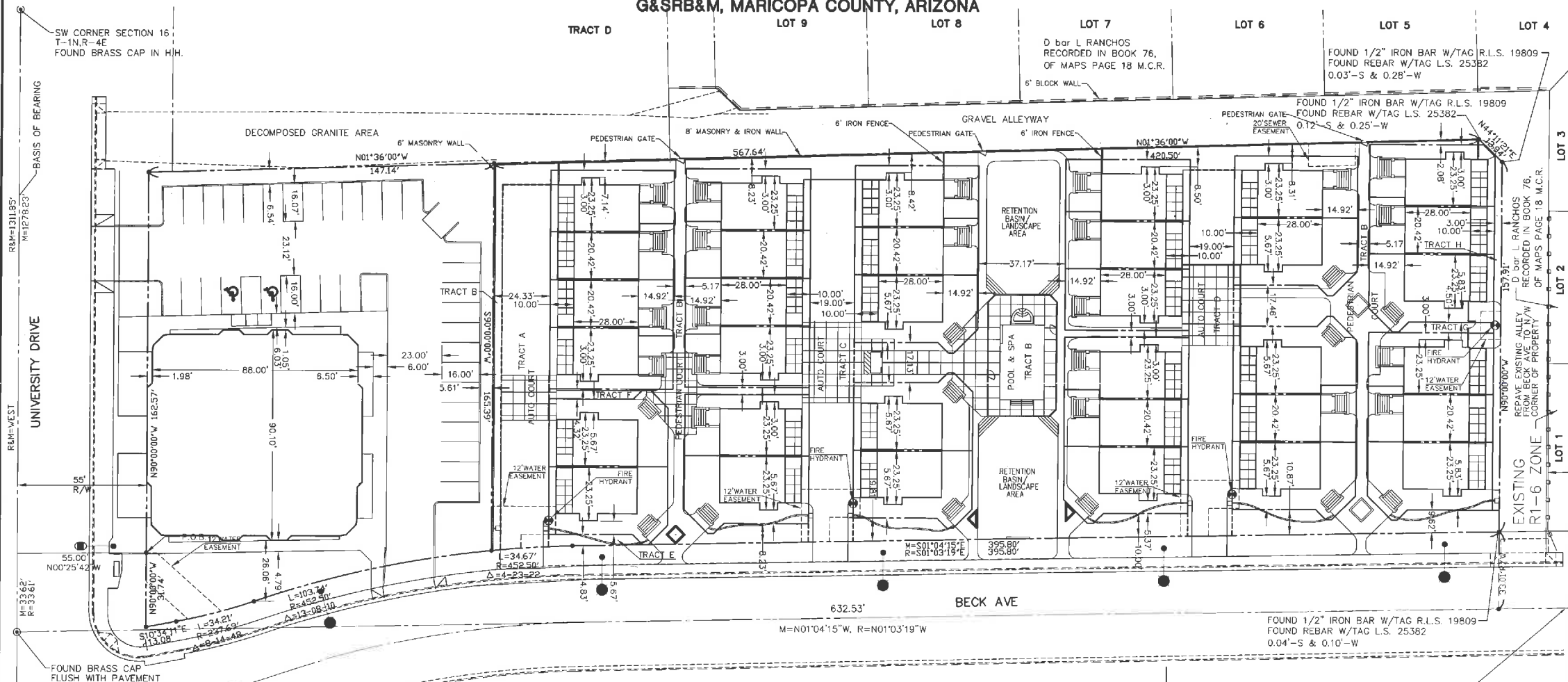
BOOK 584 PAGE 39

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL

2002-0149059

02/12/2002

08:18 PM



BRIDGES, HERBY AND ASSOCIATES, INC. DESIGN: JAD
ENGINEERS/ARCHITECTS DRAWN: SAH
4602 E. Elwood Street, 16 CHECK: BHF
Phoenix, Arizona 85040 (602) 437-3733

11750 SAMUEL S. HERBY, P.E. SCALE: SCALE: 1"=20'
31462 HORIZ: 1"=20'
VERT: NA

PRELIMINARY AND FINAL
PLANNED AREA DEVELOPMENT
ABBY LANE

JOB NO. 1016-01FF DATE: 8/27/01 SHEET 2 OF 2

REF: 10601-A, 10601-B, 10601-C, 10601-D, 10601-E, 10601-F, 10601-G, 10601-H, 10601-I, 10601-J, 10601-K, 10601-L, 10601-M, 10601-N, 10601-O, 10601-P, 10601-Q, 10601-R, 10601-S, 10601-T, 10601-U, 10601-V, 10601-W, 10601-X, 10601-Y, 10601-Z, 10601-AA, 10601-AB, 10601-AC, 10601-AD, 10601-AE, 10601-AF, 10601-AG, 10601-AH, 10601-AI, 10601-AJ, 10601-AM, 10601-AN, 10601-AO, 10601-AP, 10601-AQ, 10601-AR, 10601-AS, 10601-AT, 10601-AU, 10601-AV, 10601-AW, 10601-AX, 10601-AY, 10601-AZ, 10601-BA, 10601-BB, 10601-BC, 10601-BD, 10601-BE, 10601-BF, 10601-BG, 10601-BH, 10601-BI, 10601-BJ, 10601-BM, 10601-BN, 10601-BO, 10601-BP, 10601-BQ, 10601-BR, 10601-BS, 10601-BT, 10601-BU, 10601-BV, 10601-BW, 10601-BX, 10601-BY, 10601-BZ, 10601-CA, 10601-CB, 10601-CC, 10601-CD, 10601-CE, 10601-CF, 10601-CG, 10601-CH, 10601-CI, 10601-CJ, 10601-CM, 10601-CN, 10601-CO, 10601-CP, 10601-CQ, 10601-CR, 10601-CS, 10601-CT, 10601-CU, 10601-CV, 10601-CW, 10601-CX, 10601-CY, 10601-CZ, 10601-DA, 10601-DB, 10601-DC, 10601-DD, 10601-DE, 10601-DF, 10601-DG, 10601-DH, 10601-DI, 10601-DJ, 10601-DM, 10601-DN, 10601-DO, 10601-DP, 10601-DQ, 10601-DR, 10601-DS, 10601-DT, 10601-DU, 10601-DV, 10601-DW, 10601-DX, 10601-DY, 10601-DZ, 10601-EA, 10601-EB, 10601-EC, 10601-ED, 10601-EE, 10601-EF, 10601-EG, 10601-EH, 10601-EI, 10601-EJ, 10601-EM, 10601-EN, 10601-EO, 10601-EP, 10601-EQ, 10601-ER, 10601-ES, 10601-ET, 10601-EU, 10601-EV, 10601-EW, 10601-EX, 10601-EY, 10601-EZ, 10601-FA, 10601-FB, 10601-FC, 10601-FD, 10601-FE, 10601-FG, 10601-FH, 10601-FI, 10601-FJ, 10601-FM, 10601-FN, 10601-FO, 10601-FP, 10601-FQ, 10601-FR, 10601-FS, 10601-FT, 10601-FU, 10601-FV, 10601-FW, 10601-FX, 10601-FY, 10601-FZ, 10601-GA, 10601-GB, 10601-GC, 10601-GD, 10601-GE, 10601-GF, 10601-GH, 10601-GI, 10601-GJ, 10601-GM, 10601-GN, 10601-GO, 10601-GP, 10601-GQ, 10601-GR, 10601-GS, 10601-GT, 10601-GU, 10601-GV, 10601-GW, 10601-GX, 10601-GY, 10601-GZ, 10601-HA, 10601-HB, 10601-HC, 10601-HD, 10601-HE, 10601-HF, 10601-HG, 10601-HH, 10601-HI, 10601-HJ, 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