

ALAMEDA PARK

A PLANNED AREA DEVELOPMENT &
A SUBDIVISION OF PART OF THE NW 1/4 SECTION 27
T-1-N-R-4-E, G. & S.R.B. & M., MARICOPA COUNTY, ARIZONA

BROADMOR DRIVE

STATE OF ARIZONA }
County of Maricopa }
I hereby certify that the within instrument was filed and recorded in Book 1975 on page 1475.
Witness my hand and official seal this 27th day of March, 1977.
By: *John Freestone*
County Recorder
Deputy Recorder

HAVILL ENGINEERING CO.
3336 N. 32nd STREET PHOENIX, ARIZONA 85018 PHONE: 956-3210

STATE OF ARIZONA } s.s.
COUNTY OF MARICOPA } s.s.
KNOW ALL MEN BY THESE PRESENTS: THAT ELMER AND ELLEN R. BRADLEY, AS OWNERS, HAS SUBDIVIDED UNDER THE NAME OF ALAMEDA PARK PART OF THE NW 1/4 SECTION 27, T-1-N-R-4-E, G. & S.R.B. & M., MARICOPA COUNTY, ARIZONA, SHOWN HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID ALAMEDA PARK AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, ALLEYS AND STREETS FOR THE LOCATIONS AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME THAT IS GIVEN TO EACH RESPECTIVELY, ON SAID PLAT, AND ELMER AND ELLEN R. BRADLEY, AS OWNERS, HEREBY DEDICATE TO THE PUBLIC, FOR USE AS SUCH, THE ALLEY AND STREETS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. TRACTS "A"-"B"-"C"-"D" AND "E" ARE DECLARED AS COMMON AREA FOR THE USE AND ENJOYMENT OF THE PROPERTY OWNERS, OF LOTS 201 THRU 244. EASEMENTS ARE HEREBY PROVIDED FOR THE PURPOSES AS SHOWN HEREON.

BY: *Elmer Bradley* ELMER BRADLEY
Ellen R. Bradley ELLEN R. BRADLEY

STATE OF ARIZONA } s.s.
COUNTY OF MARICOPA } s.s.
ON THIS 14th DAY OF February, 1977, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED ELMER AND ELLEN R. BRADLEY, HUSBAND AND WIFE, WHO ACKNOWLEDGED THEMSELVES TO BE OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON AND ACKNOWLEDGED THAT THEY, AS SUCH HAVE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED BY SIGNING THEIR NAMES AS OWNERS OF SUCH LAND.

IN WITNESS WHEREOF I HEREBY SET MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC: *Grant L. Alexander*
MY COMMISSION EXPIRES: *July 21, 1978*

I, MELVIN R. HAVILL, HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF ARIZONA; THAT THIS MAP, CONSISTING OF 1 SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF NOVEMBER, 1977, THAT THE SURVEY IS TRUE AND COMPLETE 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.

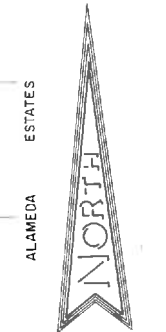
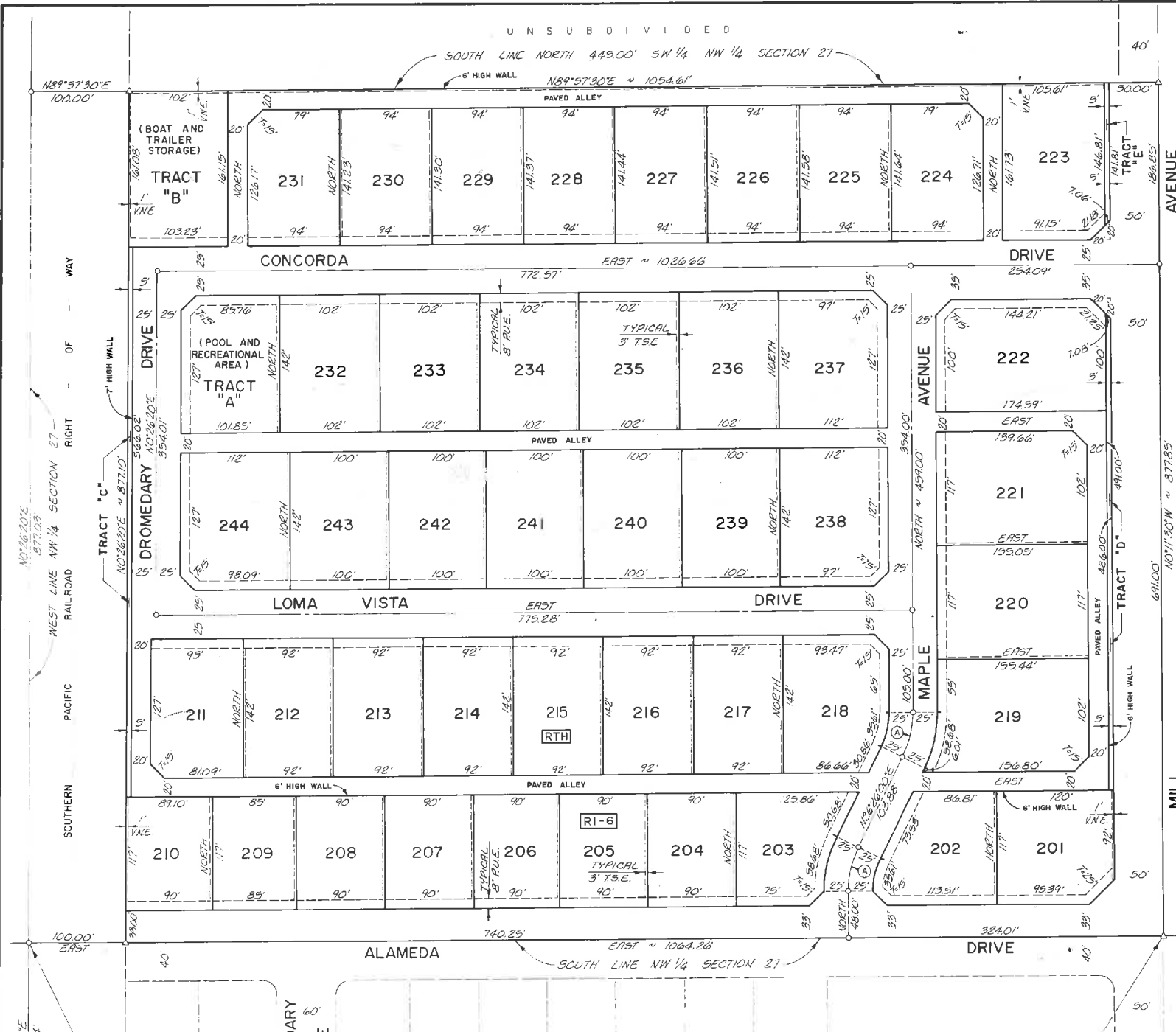
Melvin R. Havill
MELVIN R. HAVILL
REG. CIVIL ENGINEER
ARIZ. NO. 4480



APPROVALS:
APPROVED BY: *Don Hull* PLANNING DIRECTOR 2/28/78 DATE
APPROVED BY: *William J. Albano* CITY ENGINEER 2/27/78 DATE

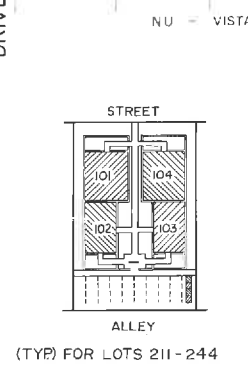
APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA THIS 26th DAY OF February, 1977.
BY: *William J. Albano* MAYOR
Albert J. Thompson CLERK

- VARIANCES REQUESTED
- FRONT YARD FENCE HEIGHT VARIANCE FROM 3'-0" TO 5'-4" ABOVE FINISH HOUSE FLOOR LINE AND 8'-4" ABOVE FINISH HOUSE FLOOR LINE AT SPECIFIC LOCATIONS (PER ELEVATIONS)
 - LOT COVERAGE VARIANCE FROM 40% TO 50%
 - INTERIOR SIDE YARD SETBACK VARIANCE FOR 10'-0" TO 8'-0"
 - STREET SIDE SETBACK VARIANCE FROM 25.0" TO 10'-0" (LOTS 218, 222, 223, 237, 238, & 244)
 - ACCESSORY BUILDING LOT COVERAGE MORE THAN 25% COVERAGE BETWEEN MAIN BUILDING AND PROPERTY LINE, VARIANCE FROM 25% TO 45%
 - WEST PROPERTY LINE FENCE (WALL) HEIGHT VARIANCE FROM 8'-0" TO 7'-0"
 - USE OF ALLEYS FOR ACCESS TO PARKING AREAS BUTTING SINGLE FAMILY
 - DELETION OF LANDSCAPING REQUIREMENTS ALONG NORTH AND SOUTH PROPERTY LINES OF RTH



SCALE 1" = 60'

W 1/4 CORNER SECTION 27 T-1-N-R-4-E F.D. 1/2" PIPE
SW CORNER SECTION 27 T-1-N-R-4-E



INDICATES CORNER THIS DEVELOPMENT SET PIPE (OR OTHER MONUMENT AS INDICATED).
T.S.E. INDICATES TYPICAL SERVICE EASEMENT FOR UNDERGROUND UTILITIES; GAS, ELECTRIC AND COMMUNICATIONS.
P.U.E. INDICATES EASEMENT FOR PUBLIC UTILITIES.
V.N.E. INDICATES VEHICULAR NON-ACCESS EASEMENT.
CONSTRUCTION WITHIN EASEMENTS MARKED P.U.E. SHALL BE LIMITED TO UTILITIES AND WOODEN, WIRE OR REMOVABLE SECTION TYPE FENCING.
A SOLID CONTINUOUS WALL BE INSTALLED WITHIN THE NON-ACCESS EASEMENT ALONG MILL AVENUE, THE NORTH LINE OF TEMPE PLACE AND THE WEST LINE OF TEMPE PLACE AND ALONG THE NORTH LINE OF LOTS 201 THRU 210.

TRACTS "C" - "D" AND "E" ARE COMMON AREAS FOR LANDSCAPING AND VEHICULAR NON-ACCESS.
LOTS 201 THROUGH 210 TO BE LIMITED TO SINGLE FAMILY RESIDENCES, AS A BUFFER TO EXISTING DEVELOPMENT TO THE SOUTH.
A SLUMP BLOCK OR MORTAR WASH WALL OR WROUGHT IRON FENCE OR COMBINATION TO A HEIGHT OF AT LEAST 6' BE PROVIDED AROUND POOL AND 6' AROUND RECREATIONAL VEHICULAR STORAGE AREA.
ALL PAVING OFF-SITE IMPROVEMENTS TO BE COMPLETED PRIOR TO ANY OCCUPANCY PERMITS BEING ISSUED.
ALL PARKING AREA LIGHTS IN THE MULTI-FAMILY AREA BE DIRECTED DOWN AND AWAY FROM ALL ADJACENT RESIDENTIAL DISTRICTS.
CHILDREN'S PLAY EQUIPMENT TO BE INSTALLED IN RECREATION AREA SUBJECT TO PLANNING DEPARTMENT APPROVAL.