

NEW CONDITIONS OF APPROVAL (SPD-98.56 SBD-98.57)

1. ALL PREVIOUS APPLICABLE CONDITIONS OF APPROVAL SHALL BE ADHERED TO.

PREVIOUS VARIANCES GRANTED

- SPD-92.46 - PHASE 1
 - A. REDUCE SIDEYARD SETBACK TO 5' FOR LOTS 39 THROUGH 170.
- SPD - 95.64
 - A. REDUCE FRONT YARD SETBACK TO 18' AT FACE OF GARAGE.
 - 16' AT OUTER MOST ARCHITECTURAL DETAIL.
- SPD - 97.46
 - A. INCREASE MAXIMUM LOT COVERAGE TO 55% FOR ALL LOTS.

DEVELOPER

FULTON HOMES CORPORATION
9140 S. KYRENE RD. STE. #202
TEMPE, ARIZONA 85284

ASSURED WATER SUPPLY

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

BENCHMARK

CITY OF TEMPE BENCH MARK # 267
INTERSECTION OF CARVER AND KYRENE ROAD
BRASS CAP IN HAND HOLE, ELEVATION=1191.55

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

BEARING = NORTH 00°23'00" WEST

UTILITIES

WATER: CITY OF TEMPE
SEWER: CITY OF TEMPE
REFUSE: CITY OF TEMPE
ELECTRIC: SALT RIVER PROJECT
TELEPHONE: U.S.WEST COMMUNICATIONS

ACCEPTANCE OF STREETS

The Alisanos Community Association hereby accepts the abandonment of the public streets within Alisanos and their redesignation to private streets (Tract "FF") as shown hereon. Tract "FF" shall be owned and maintained by the Alisanos Community Association. This abandonment and redesignation is in accordance with Arizona Revised Statutes, 28-7206 and pursuant to Articles 5, 10 and 13 of the Declaration of Covenants, Conditions and Restrictions for Alisanos as recorded in instrument No. 96-0636981, County Recorders Office, Maricopa County, Arizona. In witness whereof, the Alisanos Community Association hereunto caused their name to be affixed and have the same to be attested by the undersigned officer, hereunto duly authorized, this 6th day of August, 1998.

ALISANOS COMMUNITY ASSOCIATION

By: Norman L. Nickolls
Norman L. Nickolls, President

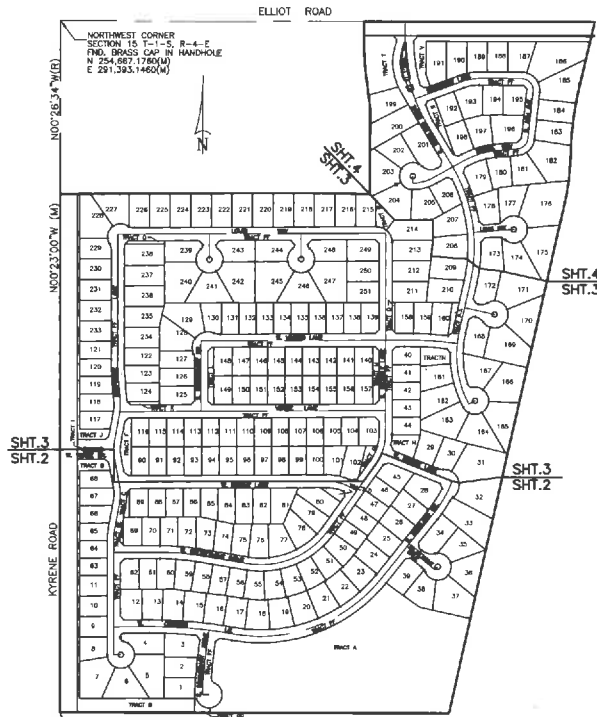
My Commission Expires:

On this, the 6th day of August, 1998 before me, the undersigned officer personally appeared, Norman L. Nickolls, President of the Alisanos Community Association, and as authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Association by himself as president.

In Witness whereof, I hereby set my hand and official seal.

By: Shirley E. Morgan Date: 8-6-98

My Commission Expires: 4-1-2000



**KEY MAP
BOUNDARY SECTION TIES**
N.T.S.

CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF MAY, 1994 AND FEBRUARY, 1998; THAT THE PLAT IS TRUE AND COMPLETE AS SHOWN; THE BOUNDARY IS CORRECTLY SHOWN AND THAT THERE IS SUFFICIENT INFORMATION TO ENABLE THE BOUNDARY TO BE RETRACED.

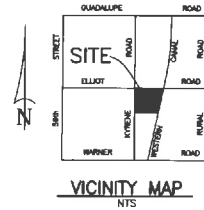


GAIL A. MORGAN
REGISTERED LAND SURVEYOR NO. 31601

**2ND & 3RD AMENDED
PLAT AND P.A.D.
OF
ALISANOS**

A REPLAT OF ALISANOS AS RECORDED IN
BOOK 417, PG. 11, M.C.R.

LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH,
RANGE 4 EAST, GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

KNOW ALL MEN BY THESE PRESENTS: FULTON HOMES CORPORATION, AN ARIZONA CORPORATION, AS OWNER, AND BANK ONE, ARIZONA NA, A NATIONAL BANKING ASSOCIATION, AS LIEN HOLDER, HAVE CREATED THIS PAD AMENDMENT FOR THE PURPOSE OF IDENTIFYING VARIANCES GRANTED BY THE CITY OF TEMPE AS NOTED HEREON, AND FOR THE PURPOSES OF CREATING TRACTS FF AND GG AND AMENDING TRACT JJ AS SHOWN HEREON. TRACTS FF AND GG ARE TO BE CONVEYED TO THE ALISANOS COMMUNITY ASSOCIATION, A PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED OVER A PORTION OF TRACT A AS SHOWN HEREON, AN EASEMENT FOR TRAIL USE AND PEDESTRIAN PURPOSES IS HEREBY DEDICATED ACROSS TRACT GG. AN EASEMENT FOR PUBLIC UTILITIES AND INGRESS AND EGRESS IS HEREBY DEDICATED ACROSS TRACTS FF AND GG.

IN WITNESS WHEREOF, FULTON HOMES CORPORATION, AN ARIZONA CORPORATION, AS OWNER AND BANK ONE, ARIZONA NA, A NATIONAL BANKING ASSOCIATION, AS LIEN HOLDER HERETO CAUSED THEIR NAMES TO BE AFFIXED AND HAVE THE SAME TO BE ATTESTED TO BY THE UNDERSIGNED OFFICER, HERETO DULY AUTHORIZED THIS 6th DAY OF August, 1998.

By: Norman L. Nickolls
Norman L. Nickolls, President

LIEN HOLDER:

BANK ONE, ARIZONA, NA, a national banking association

By: Alan Mast
VICE PRESIDENT

STREET ACCEPTANCE:

THE ALISANOS COMMUNITY ASSOCIATION HEREBY ACCEPTS OWNERSHIP AND MAINTENANCE RESPONSIBILITIES FOR ALL INTERIOR STREETS SHOWN HEREON AS TRACT "FF".

IN WITNESS WHEREOF, THE ALISANOS COMMUNITY ASSOCIATION HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED TO BY THE UNDERSIGNED OFFICER THIS 6th DAY OF August, 1998.

ALISANOS COMMUNITY ASSOCIATION

By: Norman L. Nickolls
NORMAN L. NICHOLLS
PRESIDENT

ACKNOWLEDGMENT

ON THIS, THE 6th DAY OF August, 1998 BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED, NORMAN L. NICHOLLS, OF THE ALISANOS COMMUNITY ASSOCIATION AND, AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE ASSOCIATION BY HIMSELF AS SUCH OFFICER.

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

By: Shirley E. Morgan Date: 8-6-98

MY COMMISSION EXPIRES: 4-1-2000



ACKNOWLEDGMENTS

ON THIS, THE 6th DAY OF August, 1998 BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED, NORMAN L. NICHOLLS, OF FULTON HOMES CORPORATION, AN ARIZONA CORPORATION, AUTHORIZED SO TO DO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS SUCH OFFICER.

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

By: Shirley E. Morgan Date: 8-6-98

My Commission Expires: 4-1-2000



ON THIS, THE 6th DAY OF August, 1998 BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED, JEAN NGUYEN OF BANK ONE, ARIZONA, NA, A NATIONAL BANKING ASSOCIATION, AUTHORIZED SO TO DO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS SUCH OFFICER.

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

By: Jean Nguyen Date: 8/6/98

My Commission Expires: Oct-30, 2000



APPROVALS

APPROVED BY THE CITY COUNCIL OF TEMPE ON THIS DAY OF June, 1998

Neil G. Kivincano 8/13/98
MAYOR DATE

Randy Dixon 8/13/98
CITY CLERK DATE

Howard C. Chappis 8/20/98
CITY ENGINEER DATE

Julie L. Mullins 8/20/98
DEVELOPMENT SERVICES DIRECTOR DATE

BOOK 477 PAGE 39

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL

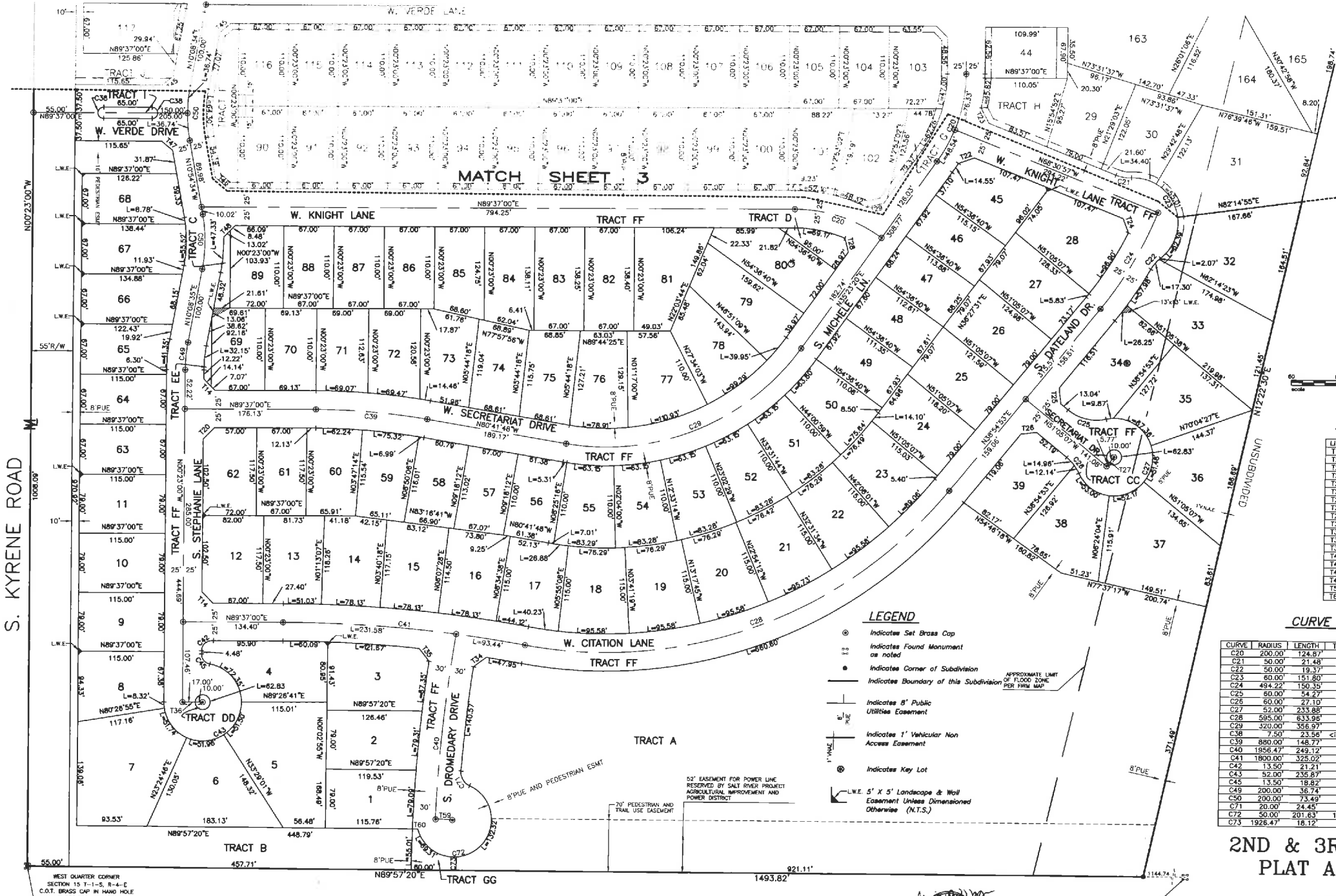
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08/20/98 02:27

2nd & 3rd Amended P.A.D.
2nd Amended Plat

AGRA Infrastructure, Inc.
ENGINEERING GLOBAL SOLUTIONS
2830 E. BROWN ROAD SUITE 17
MESA, ARIZONA 85213-5432
PHONE (602) 830-3700 JOB NO. 850425
FAX (602) 830-3903 SHEET 1 OF 4

S. KYRENE ROAD



TANGENT TABLE

LINE	DIRECTION	DISTANCE
T14	N45°23'00\"	21.21'
T20	N44°37'00\"	21.21'
T22	N70°37'44\"	22.69'
T23	N27°39'38\"	22.69'
T24	N23°51'51\"	20.47'
T25	N06°05'07\"	21.21'
T26	N85°54'53\"	21.21'
T27	N38°54'53\"	15.77'
T28	N14°56'46\"	19.15'
T29	N76°14'38\"	22.69'
T34	N53°15'31\"	21.21'
T35	N38°13'58\"	21.68'
T36	N89°37'00\"	27.00'
T45	N48°52'47\"	19.18'
T46	N50°38'47\"	23.07'
T47	N50°38'47\"	19.18'
T48	N45°51'14\"	21.49'
T56	N86°01'50\"	25.00'
T60	N89°57'20\"	7.15'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C20	200.00'	124.87'	64.54'	122.85'	36°46'20\"
C21	50.00'	21.48'	10.91'	21.32'	24°37'12\"
C22	50.00'	19.37'	9.81'	19.25'	22°10'06\"
C23	60.00'	151.80'	190.05'	114.43'	144°57'28\"
C24	494.22'	150.35'	75.76'	149.77'	17°25'50\"
C25	60.00'	54.27'	29.15'	52.43'	51°49'11\"
C26	50.00'	27.10'	13.79'	26.87'	25°52'44\"
C27	52.00'	233.88'	64.56'	81.00'	257°11'53\"
C28	595.00'	633.98'	350.82'	604.40'	61°02'52\"
C29	320.00'	356.97'	199.63'	338.74'	63°54'52\"
C36	7.50'	23.56'	<infinite>	15.00'	180°00'00\"
C39	880.00'	148.77'	74.57'	148.60'	09°41'13\"
C40	1956.47'	249.12'	124.73'	248.95'	07°17'44\"
C41	1800.00'	325.02'	162.95'	324.56'	10°20'45\"
C42	13.50'	21.21'	13.50'	19.09'	90°00'00\"
C43	52.00'	235.87'	62.09'	79.73'	259°53'17\"
C45	13.50'	19.82'	11.31'	17.34'	79°33'17\"
C49	200.00'	36.74'	18.42'	36.69'	10°31'35\"
C50	200.00'	73.49'	37.16'	73.07'	21°03'08\"
C71	20.00'	24.45'	14.02'	22.96'	70°03'03\"
C72	50.00'	201.63'	104.71'	90.24'	251°03'06\"
C73	1926.47'	16.12'	9.06'	16.12'	00°32'21\"

LEGEND

- ⊙ Indicates Set Brass Cap
- ⊙ Indicates Found Monument as noted
- Indicates Corner of Subdivision
- Indicates Boundary of this Subdivision
- Indicates 8' Public Utilities Easement
- Indicates 1' Vehicular Non Access Easement
- ⊙ Indicates Key Lot
- L.W.E. 5' X 5' Landscape & Wall Easement Unless Dimensioned Otherwise (N.T.S.)



GAIL A. MORGAN
 AZ REG. NUMBER 31601

CENTER OF SECTION 15
 T-1-S, R-4-E
 C.O.T. FLUSH BRASS CAP

2ND & 3RD AMENDED
 PLAT AND P.A.D.
 OF
 ALISANOS

PREPARED: FEBRUARY, 1998
AGRA Infrastructure, Inc.
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NORTHWEST CORNER SECTION 15 T-1-S, R-4-E C.O.T. BRASS CAP IN HH #289 W. 224.627' 17.80' ADJ. #291.362-1460 (U)

N 1/4 CORNER SECTION 15 T-1-S, R-4-E C.O.T. BRASS CAP IN HH

LOT AREAS

Table listing lot numbers (L1 to L146) and their corresponding areas in square feet and acres.

LEGEND

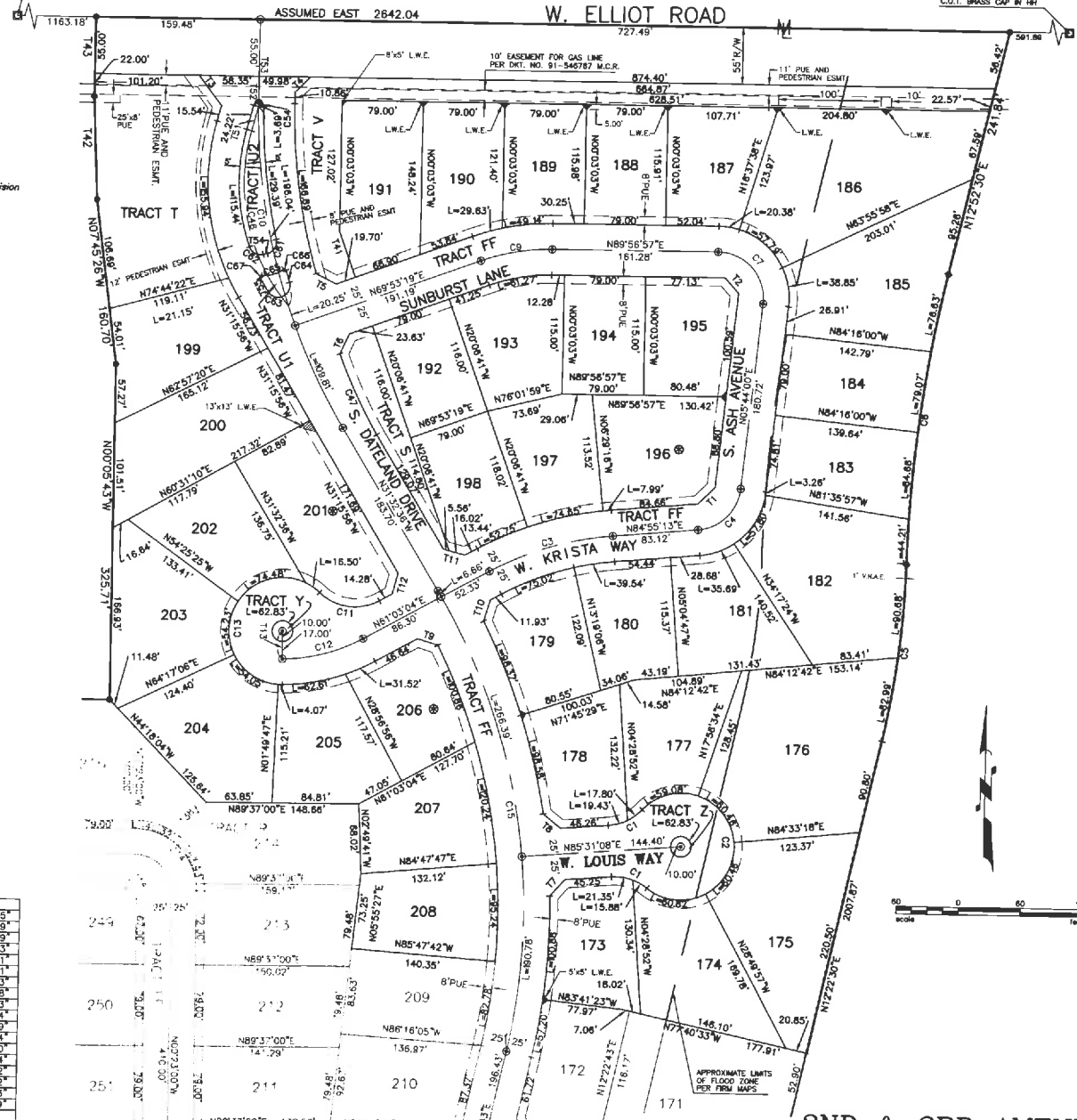
- Indicates Set Brass Cap
Indicates Found Monument as noted
Indicates Corner of Subdivision
Indicates Boundary of this Subdivision
Indicates B' Public Utilities Easement
Indicates 1' Vehicular Non Access Easement
Indicates Key Lot
L.W.E. 5' X 5' Landscape & Wall Easement Unless Dimensioned Otherwise (N.T.S.)

TANGENT TABLE

Table with columns: LINE, DIRECTION, DISTANCE. Lists line numbers 1 through 135 and their respective bearings and distances.

CURVE TABLE

Table with columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, DELTA. Lists curve numbers C1 through C67 and their geometric data.



2ND & 3RD AMENDED PLAT AND P.A.D. OF ALISANOS

PREPARED: FEBRUARY, 1998
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