

ALTA MIRA PLAZA

FIRST AMENDED GENERAL & FINAL PLAN OF DEVELOPMENT FOR LOTS 1, 2 & 3
Part of the Northwest Quarter of Section 24, Township 1 South, Range 4 East of Gila and Salt River Base and Meridian,
Maricopa County, Tempe, Arizona

BOOK 443 PAGE 05
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
97-0379200
06/05/97 10:33



Butler Design Group, L.L.C.
Architects & Planners

5112 N. 40th. St. Suite 202
Phoenix, Arizona 85018

602-957-1800 phone
602-957-7722 fax



MEMBERSHIP OF INSTITUTIONS OF SERVICE
I am a member of the following institutions:
The American Institute of Architects
The American Society of Professional Engineers
The National Society of Professional Engineers
The National Society of Public Administrators
The National Society of Professional Engineers
The National Society of Professional Engineers
The National Society of Professional Engineers

CONDITIONAL APPROVALS: (SGF-97.26,SGF-97.01,SGF-97.02)

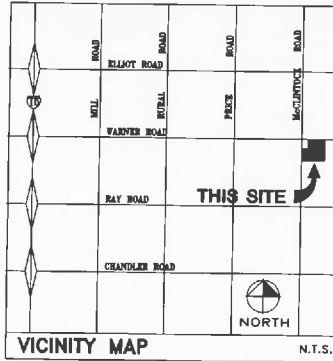
(R9600160)

SGF-97.26:

- THE APPROVAL OF COBPS TO INCLUDE THIS PARCEL IN A FORM ACCEPTABLE TO THE CITY ATTORNEY AND THE DEVELOPMENT SERVICES DIRECTOR MUST TAKE PLACE PRIOR TO RECORDECTION OF THE PLAN OR PLAN. THESE COBPS SHOULD PROVIDE THAT A SINGLE ENTITY WILL ULTIMATELY BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, BOTH REQUIRED BY ORDINANCE AND IN THE COMMON AREA ON SITE, 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 THE DEVELOPMENT SERVICES DIRECTOR.
- NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL OF THE CITY OF TEMPE.
- THIS PLAN SHALL BE RECORDED PRIOR TO THE ISSUANCE OF PERMITS AND SHALL SHOW CROSS ACCESS TO BE MAINTAINED THROUGHOUT THIS SITE OVER THE DRIVING ASBLES. NO CHANGES OR MODIFICATIONS TO THE DRIVING ASBLES WILL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE ENGINEERING DEPARTMENT.
- ALL DESIGN REVIEW BOARD CONDITIONS OF 2/9/97 SHALL BE COMPLIED WITH.
- ALL APPLICABLE COUNCIL CONDITIONS OF 2/13/97 SHALL BE COMPLIED WITH.
- ALL PREVIOUS APPLICABLE CONDITIONS OF APPROVAL SHALL BE ADHERED TO.

SGF-97.02:

- THE PUBLIC WORKS DEPARTMENT SHALL APPROVE ALL ROADWAY, ALLEY, AND UTILITY EASEMENT DEDICATIONS, DRIVEWAYS, STORMWATER 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, BIKEPATH, SIDEWALK, BUS SHELTER, AND RELATED AMENITIES.
 - FEES TO BE PAID WITH THE DEVELOPMENT OF THIS PROJECT INCLUDE:
 - WATER AND SEWER DEVELOPMENT FEES.
 - WATER AND/OR SEWER PARTICIPATION CHARGES.
 - INSPECTION AND TESTING FEES.
- 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 ORDINANCE NO. 88-88.
- THE APPROVAL OF COBPS IN A FORM ACCEPTABLE TO THE CITY ATTORNEY AND THE COMMUNITY DEVELOPMENT DIRECTOR MUST TAKE PLACE PRIOR TO RECORDECTION OF THE PLAN OR PLAN. THESE COBPS SHOULD PROVIDE THAT A SINGLE ENTITY WILL ULTIMATELY BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, BOTH REQUIRED BY ORDINANCE AND IN THE COMMON AREA ON SITE, 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 THE COMMUNITY DEVELOPMENT DIRECTOR.
- NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL OF THE CITY OF TEMPE.
- A VALID BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED WITHIN ONE YEAR OF THE DATE OF COUNCIL APPROVAL OR THE VARIANCE(S) AND USE PERMIT(S) SHALL BE DEEMED NULL AND VOID.
- THIS PLAN SHALL BE RECORDED PRIOR TO THE ISSUANCE OF PERMITS, AND SHALL SHOW CROSS ACCESS TO BE MAINTAINED THROUGHOUT THIS SITE OVER THE DRIVING ASBLES. NO CHANGES OR MODIFICATIONS TO THE DRIVING ASBLES WILL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE ENGINEERING DEPARTMENT.
- THE DEVELOPER SHALL PROVIDE THE CITY WITH SATISFACTORY EVIDENCE OF CROSS ACCESS ONTO ADJACENT PROPERTY WITHIN THE CENTER, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- THE APPLICANT SHALL RESOLVE ALL LIGHTING AND SECURITY DETAILS WITH THE POLICE DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- AT THE END OF THREE YEARS FROM THE DATE OF COUNCIL APPROVAL, THE MINI-WAREHOUSE OPERATOR SHALL RETURN TO CITY COUNCIL FOR THE PURPOSE OF PROVIDING A STATUS REPORT REGARDING THE COMPLIANCE OF CONDITIONS #11 THROUGH #13.
- ANY INTERFERCTION OR EXPANSION OF THE USE SHALL REQUIRE THE APPLICANT TO RETURN TO THE CITY COUNCIL FOR FURTHER REVIEW.
- ANY VIOLATIONS OF THE APPLICABLE CITY CODES OR ORDINANCES AS DETERMINED BY THE CITY ATTORNEY & POLICE DEPT. SHALL REQUIRE THE APPLICANT TO RETURN TO THE CITY COUNCIL FOR REVIEW OF THE USE PERMIT.
- THE USE PERMIT FOR THE MINI-WAREHOUSE FACILITY SHALL BE SUBJECT TO THE FOLLOWING:
 - PERMANENT ON-SITE MANAGER TO RESIDE ON PREMISES.
 - STORAGE OF HAZARDOUS OR VOLATILE MATERIALS SHALL BE STRICTLY FORBIDDEN.
 - THE USE OF UNIT SPACES FOR ACTIVITIES OTHER THAN THE STORAGE OF GOODS AND MATERIALS (I.E. AUTO REPAIR, WOODWORKING, MUSIC PRACTICE, HUMAN OR ANIMAL SHELTER, ETC.) IS PROHIBITED.
 - NO CHANGE IN SITE PLAN WITHOUT PUBLIC NOTICE AND HEARING.
- FINAL DESIGN APPROVALS FOR PAD 1 (DISCOUNT TIRE) SHALL BE REQUIRED BY THE DESIGN REVIEW BOARD AND CITY COUNCIL, PRIOR TO ISSUANCE OF BUILDING PERMITS FOR THIS PARCEL.



LEGAL DESCRIPTION

EXHIBIT 'A'

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 89° 52'50" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER 810.88 FEET; THENCE SOUTH 00° 07'10" WEST 55.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00° 07'10" WEST 479.96 FEET; THENCE NORTH 89° 52'50" WEST 782.65 FEET TO A POINT ON A LINE WHICH LIES 55 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 24; THENCE NORTH 00° 50'41" EAST ALONG SAID PARALLEL LINE 460.00 FEET; THENCE NORTH 45° 28'55" EAST 28.46 FEET TO A POINT ON A LINE WHICH LIES 55.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 24; THENCE SOUTH 89° 52'50" EAST ALONG SAID PARALLEL LINE 736.57 FEET TO THE POINT OF BEGINNING; EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 24; THENCE SOUTH 89° 52'50" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24 A DISTANCE OF 255.51 FEET; THENCE SOUTH 00° 54'41" WEST ALONG A LINE PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER 55.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00° 50'41" WEST ALONG SAID PARALLEL LINE 200.51 FEET; THENCE NORTH 89° 52'50" WEST ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID NORTHWEST QUARTER 200.51 FEET TO A POINT WHICH LIES 55.00 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00° 50'41" EAST ALONG A LINE 55.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER 180.51 FEET; THENCE NORTH 45° 28'56" EAST 28.46 FEET TO A POINT WHICH LIES 55.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 89° 52'50" EAST ALONG A LINE 55.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID NORTHWEST QUARTER 180.51 FEET TO THE POINT OF BEGINNING.

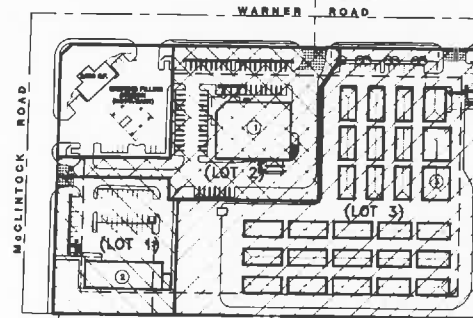
VARIANCES/ USE PERMITS

USE PERMIT

- ALLOW A 0-2 USE, A TIRE STORE (TSA) ON PAD 1, IN THE PCC-1 DISTRICT.
- ALLOW A PCC-2 USE, A COMMERCIAL MINI WAREHOUSE SELF STORAGE FACILITY ON PAD 5 IN THE PCC-1 DISTRICT.

VARIANCES

- INCREASE THE MAXIMUM ALLOWED LOT COVERAGE FROM 25% TO 50% FOR THE SELF STORAGE PARCEL (LOT 3).
- REDUCE THE REQUIRED MINIMUM SIDEYARD SETBACK FROM 40'-0" TO 7'-6" ON THE EAST SIDE OF THE DISCOUNT TIRE BUILDING (LOT 1).
- REDUCE THE REQUIRED MINIMUM SIDEYARD SETBACK FROM 40'-0" TO 35'-0" ON THE WEST SIDE OF THE SELF STORAGE LOT ADJACENT TO WALGREENS, AND THE NORTH SIDE ADJACENT TO WALGREENS (LOT 3).



BUILDING LEGEND

DESCRIPTION	AREA
1 WALGREENS	13,905 S.F.
2 DISCOUNT TIRE	7,460 S.F.
3 SELF STORAGE	56,100 S.F.

SITE DATA

DISCOUNT TIRE (LOT 1)

SITE AREA	: 62,975 S.F. (1.19 AC)
BUILDING AREA	: 7,286 S.F.
COVERAGE	: 11.58 %
PARKING REQUIRED (1800)	: 18 SPACES
PARKING PROVIDED	: 96 SPACES
% LANDSCAPING	: 34.4 %
BIKE PGM. REQUIRED	: 8 SPACES
BIKE PGM. PROVIDED	: 3 SPACES

WALGREENS (LOT 2)

SITE AREA	: 81,473 S.F. (1.87 AC)
BUILDING AREA	: 12,805 S.F.
COVERAGE	: 15.71 %
PARKING REQUIRED (1800)	: 88 SPACES
PARKING PROVIDED	: 88 SPACES
% LANDSCAPING	: 27.20 %
BIKE PGM. REQUIRED	: 6 SPACES
BIKE PGM. PROVIDED	: 6 SPACES

SELF STORAGE (LOT 3)

SITE AREA	: 180,736 S.F. (4.13 AC)
BUILDING AREA	: 64,800 S.F.
COVERAGE	: 35.8 %
PARKING REQUIRED	: 12 SPACES
PARKING PROVIDED	: 22 SPACES
% LANDSCAPING	: 28.8 %

TOTAL SITE DATA

SITE AREA	: 324,284 S.F. (7.44 AC)
BUILDING AREA	: 75,896 S.F.
COVERAGE	: 23.41 %
PARKING REQUIRED	: 88 SPACES
PARKING PROVIDED	: 128 SPACES
% LANDSCAPING	: 27.27 %
BIKE PGM. REQUIRED	: 6 SPACES
BIKE PGM. PROVIDED	: 6 SPACES

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT UNDER MY DIRECTION, A BOUNDARY TOPOGRAPHIC SURVEY WAS PERFORMED ON THE SITE HEREON AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

O'NEILL ENGINEERING, INC.
2001 WEST CAMELBACK ROAD
SUITE 200
PHOENIX, ARIZONA 85015
THOMAS M. O'NEILL, P.E., R.L.S.

Thomas M. O'Neill
THOMAS M. O'NEILL, P.E., R.L.S.

5-23-97
DATE



CERTIFICATION OF OWNER

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT AS SHOWN.

SIGNED THIS 27 DAY OF May, 1997.

BY: Curtis Rapp

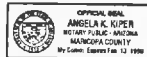
RAPP-EKR PARTNERSHIP, AN ARIZONA GENERAL PARTNERSHIP
P.O. BOX 56
SCOTTSDALE, ARIZONA 85252
BY: CURTIS RAPP

STATE OF ARIZONA)

COUNTY OF MARICOPA)

SUBSCRIBED AND SWORN BEFORE ME THIS 27 DAY OF May, 1997.

BY: [Signature] MY COMMISSION EXPIRES: 2/13/99
NOTARY PUBLIC



APPROVALS:

APPROVED BY THIS CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, THIS DAY OF May, 1997. ^{13th}
ATTEST: [Signature] CITY CLERK

CITY ENGINEER:

DEVELOPMENT SERVICES DEPARTMENT

[Signature] DATE: 6-5-97

Revisions:

Title: FINAL PLAN

Date: 5/16/97

Project number: 96104.01

Drawn by: MWK

Checked by: RB

CADD file: 96104FP1

- Design Review
- Design Development
- Construction Documents
- City Submittal
- Bulk/Pricing Package
- Construction Issue

Drawing Number:

FP-1

ALTA MIRA PLAZA

FIRST AMENDED GENERAL & FINAL PLAN OF DEVELOPMENT FOR LOTS 1, 2 & 3
 Part of the Northwest Quarter of Section 24, Township 1 South, Range 4 East of Gila and Salt River Base and Meridian,
 Maricopa County, Tempe, Arizona

BOOK 443 PAGE 05
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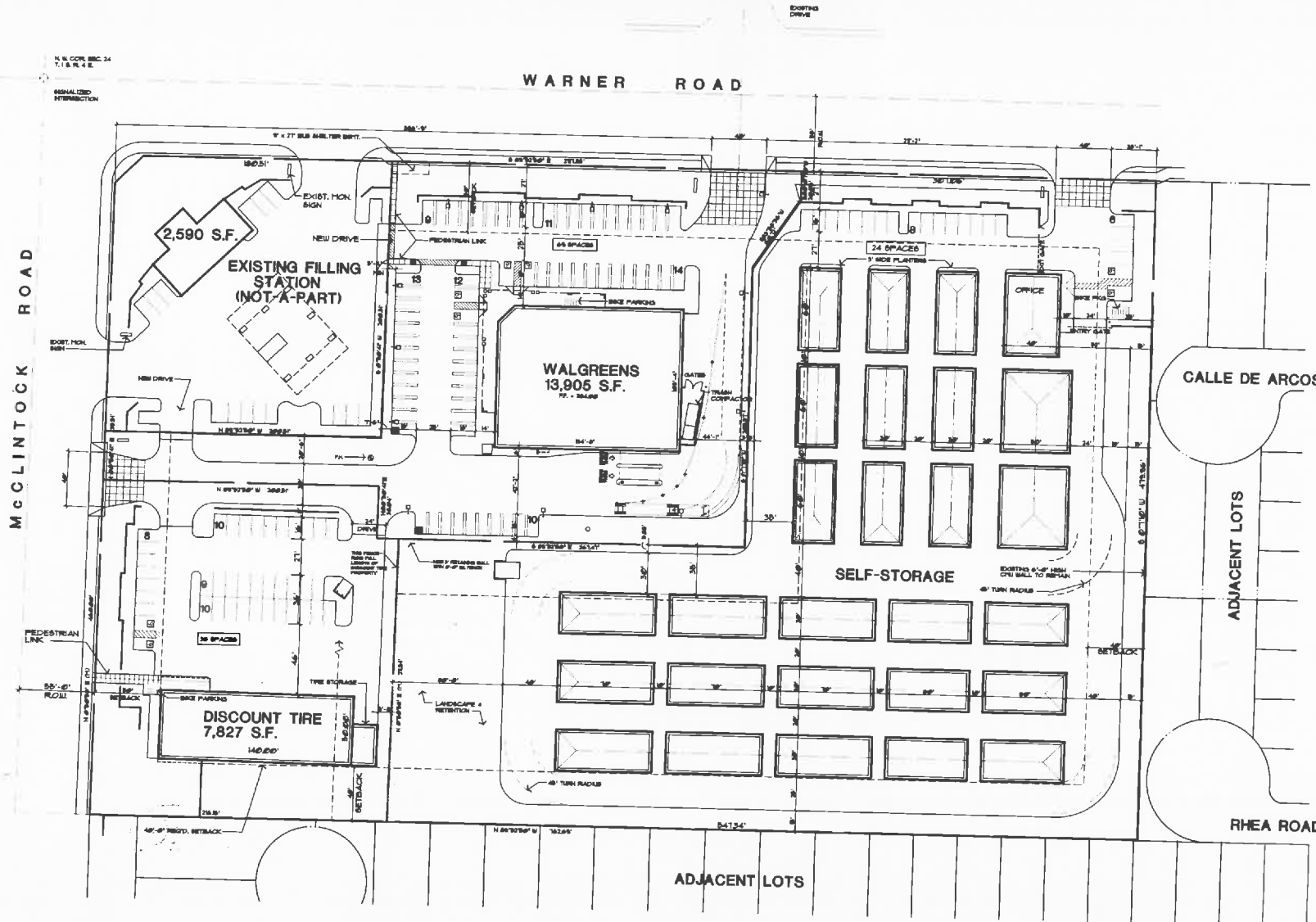
Butler Design Group, L.L.C.
 Architects & Planners

5112 N. 40th. St. Suite 202
 Phoenix, Arizona 85018

602-967-1800 phone
 602-967-7722 fax



OWNERSHIP OF INSTRUMENTS OF SERVICE
 I, EDWARD R. BUTLER, hereby certify that the
 above instrument is a true and correct copy of the
 original as shown to me by the person claiming
 to be the owner of the same, and that the same
 has been duly recorded in the office of the
 Recorder of Deeds for Maricopa County, Arizona.



SITE PLAN



ALTA MIRA PLAZA
 McCLINTOCK & WARNER ROADS
 TEMPE, ARIZONA

Revisions:

Title:	FINAL PLAN
Date:	5/21/97
Project number:	96104.01
Drawn by:	MWK
Checked by:	RB
CADD file:	96104FP1

Design Review
 Detail Development
 Construction Documents
 City Submittal
 Sub/Printing Package
 Construction Issue
 Drawing Number:

FP-2

NUMBER	DIRECTION	DISTANCE
L1	S 89°52'50" E	245.83'
L2	S 79°18'18" E	76.14'
L3	S 89°52'50" E	146.63'
L4	S 00°07'10" W	8.00'
L5	N 89°52'50" W	147.37'
L6	N 79°18'18" W	76.14'
L7	N 89°52'50" W	245.19'
L8	N 00°50'41" E	8.00'

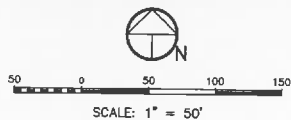
NUMBER	DIRECTION	DISTANCE
L9	S 89°52'50" E	182.09'
L10	N 00°07'10" E	27.00'
L11	S 89°52'50" E	12.00'
L12	S 00°07'10" W	28.99'
L13	S 88°23'14" E	115.53'
L14	S 89°52'50" E	173.95'
L15	S 00°07'10" W	36.92'
L16	S 89°52'50" E	220.89'
L17	N 00°07'10" E	278.92'
L18	S 89°52'50" E	12.00'
L19	S 00°07'10" W	17.83'
L20	S 89°52'50" E	9.00'
L21	S 00°07'10" W	6.00'
L22	N 89°52'50" W	9.00'
L23	S 00°07'10" W	255.09'
L24	S 89°52'50" E	28.00'
L25	S 00°07'10" W	12.00'
L26	N 89°52'50" W	272.89'
L27	N 00°07'10" E	36.92'
L28	N 89°52'50" W	152.03'
L29	S 00°07'10" W	29.00'
L30	N 89°52'50" W	12.00'
L31	N 00°07'10" E	29.05'
L32	N 88°23'14" W	113.19'
L33	N 89°52'50" W	123.16'
L34	S 00°07'10" W	29.00'
L35	N 89°52'50" W	6.00'
L36	N 00°07'10" E	29.00'
L37	N 89°52'50" W	75.35'
L38	N 00°50'41" E	12.00'

FINAL PLAT

FOR

"ALTA MIRA PLAZA"

A PORTION OF THE NORTHWEST QUARTER OF SECTION 24,
TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE G. & S.R.B. & M.
MARICOPA COUNTY, ARIZONA



DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

KNOW ALL MEN BY THESE PRESENTS, THAT RAPP-EKR PARTNERSHIP, AN ARIZONA GENERAL PARTNERSHIP, THE OWNER OF THE PROPERTY SHOWN HEREON, HAS SUBMITTED UNDER THE NAME OF "ALTA MIRA PLAZA", THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE G. & S.R.B. & M. AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT OF "ALTA MIRA PLAZA" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATIONS AND DIMENSIONS OF THE LOTS AND STREETS AND DIMENSIONS OF THE LOTS AND STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON THE PLAT AND THAT RAPP-EKR PARTNERSHIP, HEREBY DEDICATES FOR PURPOSES SHOWN HEREON, THE STREETS, INGRESS/EGRESS, PUBLIC UTILITY EASEMENTS AND WATERLINE EASEMENTS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. SEWERLINE EASEMENTS ARE PRIVATE EASEMENTS FOR THE BENEFIT OF ALL LOTS.

IN WITNESS WHEREOF, RAPP-EKR PARTNERSHIP, AN ARIZONA GENERAL PARTNERSHIP HAS HERETOFORE CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF ITS OFFICER THEREUNTO DULY AUTHORIZED TO DO SO.

BY: Curtis Rapp
CURTIS RAPP
PARTNER

ACKNOWLEDGEMENTS

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

ON THIS 21 DAY OF February, 1997, BEFORE ME THE UNDERSIGNED OFFICER WHO ACKNOWLEDGED HIMSELF PERSONALLY APPEARED, Curtis Rapp, 1997, WHO ACKNOWLEDGED HIMSELF TO BE A PARTNER OF RAPP-EKR PARTNERSHIP, AN ARIZONA GENERAL PARTNERSHIP AND THAT HE, BEING DULY AUTHORIZED TO DO SO HEREBY EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF CORPORATION BY HIMSELF AS SUCH AN OFFICER.

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

NOTARY PUBLIC [Signature]

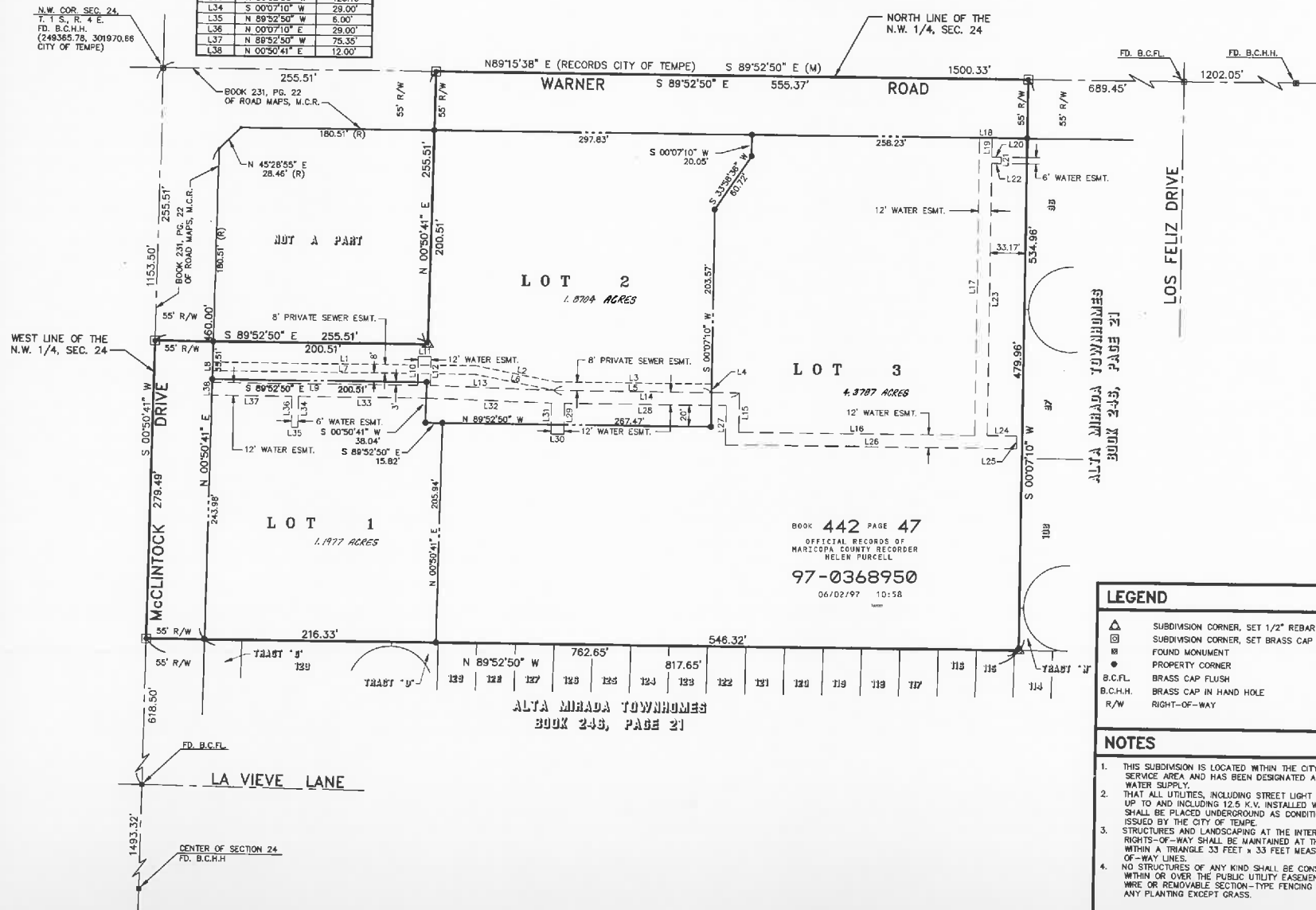
MY COMMISSION EXPIRES 2/29/97



APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS 13th DAY OF February, 1997.

APPROVED BY: Neil H. Williams 5-29-97 DATE
MAYOR
ATTEST: Aileen R. Fowler 5-29-97 DATE
CITY CLERK
APPROVED BY: [Signature] 5-29-97 DATE
CITY ENGINEER
APPROVED BY: Frank Brittingham 6-7-97 DATE
COMMUNITY DEVELOPMENT DIRECTOR



BOOK 442 PAGE 47
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
97-0368950
06/02/97 10:58

LEGEND	
	SUBDIVISION CORNER, SET 1/2" REBAR WITH CAP R.L.S. #17403 (U.N.O.)
	SUBDIVISION CORNER, SET BRASS CAP IN STREET RIGHT-OF-WAY (U.N.O.)
	FOUND MONUMENT
	PROPERTY CORNER
	B.C.F.L. BRASS CAP FLUSH
	B.C.H.H. BRASS CAP IN HAND HOLE
	R/W RIGHT-OF-WAY

CERTIFICATION	
THIS IS TO CERTIFY THAT THE SURVEY AS SHOWN HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF JANUARY, 1997 AND THAT IT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.	
<u>Timothy M. O'Neill</u>	5/21/97
TIMOTHY M. O'NEILL, R.L.S. #17403	DATE

- ### NOTES
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
 - THAT ALL UTILITIES, INCLUDING STREET LIGHT AND ELECTRIC LINES UP TO AND INCLUDING 12.5 K.V. INSTALLED WITH THIS DEVELOPMENT, SHALL BE PLACED UNDERGROUND AS CONDITIONED UPON A PERMIT ISSUED BY THE CITY OF TEMPE.
 - STRUCTURES AND LANDSCAPING AT THE INTERSECTIONS OF STREET RIGHTS-OF-WAY SHALL BE MAINTAINED AT THREE FEET IN HEIGHT WITHIN A TRIANGLE 33 FEET x 33 FEET MEASURED ALONG THE RIGHT-OF-WAY LINES.
 - NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE PUBLIC UTILITY EASEMENTS EXCEPT WOOD, WIRE OR REMOVABLE SECTION-TYPE FENCING AND/OR PAVING, NOR ANY PLANTING EXCEPT GRASS.

Prepared Date: 5-20-97 Sheet 1 of 1 Job #2713

O'NEILL ENGINEERING, INC.
2001 West Camelback Road
Suite 200
Phoenix, Arizona 85015
(602) 242-0020