

**BOY SCOUTS OF AMERICA
WESTERN REGION HEADQUARTERS
AMENDED GENERAL PLAN TO LAKE COUNTRY PLAZA UNIT II
AND FINAL PLAN OF DEVELOPMENT,
TEMPE, ARIZONA
SW 35 T1N R4E G & SRB & M**

LEGAL DESCRIPTION

That part of Tract B, of Lake Country Estates Unit I, according to Book 132 of Maps, Page 29, records of Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Southwest corner of said Tract B, said point being on the arc of a circle, the center of which bears South 77° 36' 07" West, a distance of 741.35 feet; Thence Northwestly along said arc through a central angle of 12° 39' 04" a distance of 163.84 feet (recorded) 12° 39' 44" a distance of 163.84 feet (measured) to THE TRUE POINT OF BEGINNING; Thence continuing along said arc through a central angle of 21° 24' 24" a distance of 276.98 feet; Thence radially North 43° 31' 59" East, a distance of 290.00 feet to a point on the arc of a second circle concentric with the first circle, the center of which bears South 43° 31' 59" a distance of 1031.35 feet; Thence Southeastly along said second arc through a central angle of 21° 24' 24" a distance of 290.00 feet to THE TRUE POINT OF BEGINNING.

CONDITION(S) OF APPROVAL (SGP - 94.32)

1. Public Works Department approval of all roadway, alley and utility easement dedications, driveways, storm water retention and street drainage plans, water and sewer construction drawings, refuse pick up, and off-site improvements.
 - a. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants.
 - (2) Sewer lines.
 - (3) Storm drains.
 - (4) Roadway improvements including street lights, curb, gutter, bikeway, sidewalk, bus stop and related structures.
 - c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and rating fees.
2. a. All street dedications shall be made within six (6) months of Council approval.
 - b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
 - c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed under ground prior to issuance of occupancy permit for this (re)development in accordance with Ordinance No. 88.55.
3. If new property lines are created on this site, approval of COAR'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 COAR's 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 Community Development Director.
4. No variances may be created by future property lines without prior approval of the City of Tempe.
5. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts found on this site.
6. Plan to be revised to reflect security data as approved by Police Department, for lines between the parcels that comprise the site, 7-116 refuse containers located on the west side of the site along the rear of the site, sidewalk along citrus frontage, 100-year retention with grass-biosolids basins and without drywells in or connected to paved areas, FDC locations and T-520 wing-type driveway prior to issuance of building permit.

SITE DATA

EXISTING ZONING:	PCC - 2
PROPOSED ZONING:	PCC - 2
GROSS SITE AREA:	106,825 S.F. (2.45 AC.)
NET SITE AREA:	96,055 S.F. (2.21 AC.)
TOTAL BUILDING AREA:	11,860 S.F.
BUILDING COVERAGE:	12 % (19 % w/ covered patios and parking)
REQUIRED PARKING:	47
PROVIDED PARKING:	49
REQUIRED BICYCLE PARKING:	3
PROVIDED BICYCLE PARKING:	7
REQUIRED LANDSCAPING:	14,405 S.F. (15 %)
LANDSCAPING ON-SITE:	54,600 S.F. (57 %)
LANDSCAPE IN R.O.W.:	675 S.F. (1 %)
*SETBACKS REQUIRED:	FRONT 25' SIDE 10' REAR 15'
SETBACKS PROVIDED:	25' 64' / 162' 93'
BUILDING HEIGHT:	26'

*NOTE: Required setbacks shown, are setbacks as granted by a previous variance per the General Plan of Development.

DESIGN REVIEW BOARD: REFERENCE DRB94073
PLANNING & ZONING: REFERENCE #SGP - 94.32

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AS SHOWN HEREON WAS PERFORMED UNDER MY DIRECTION DURING THE MONTH OF MAY, 1994.

Samuel S. Hestey, Jr.

 Samuel S. Hestey, Jr. - #11750 Date _____

CERTIFICATION OF OWNERS

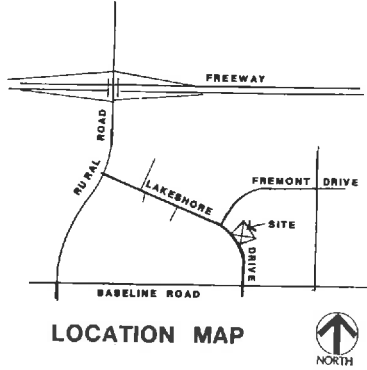
THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT AS SHOWN.

Signed this 28th day of April, 1994.
 By *Paul J. Hestey, Jr.*
 Paul J. Hestey, Jr., Director Properties
 1125 West Wilcox Hill Lane
 Irving, Texas 75038

STATE OF ARIZONA
 COUNTY OF MARICOPA
 Subscribed and sworn before me this _____ day of _____, 1994.
 By _____ My commission expires: _____
 NOTARY PUBLIC

MUNICIPAL APPROVALS

Approved by this city council of City of Tempe, Arizona, this 28th Day of April, 1994.
 By *Neil H. Hestey, Jr.* Mayor
 By *Helen R. Fowler* City Clerk
 CITY ENGINEER *David J. ...* Date: 8-21-94
 COMMUNITY DEVELOPMENT DIRECTOR *Tony J. ...* 8-31-94



Boy Scouts of America: Western Region Headquarters

STATE OF ARIZONA } SS
 County of Maricopa }

I hereby certify that the within instrument was filed and recorded at the request of

Reid & Associates
 9149 232

in Book 383
 on page 20

Witness my hand and official seal this day and year aforesaid.
 State of Arizona

County Recorder
 By *S. J. ...*
 94-605116
 RECORDING NUMBER

984004

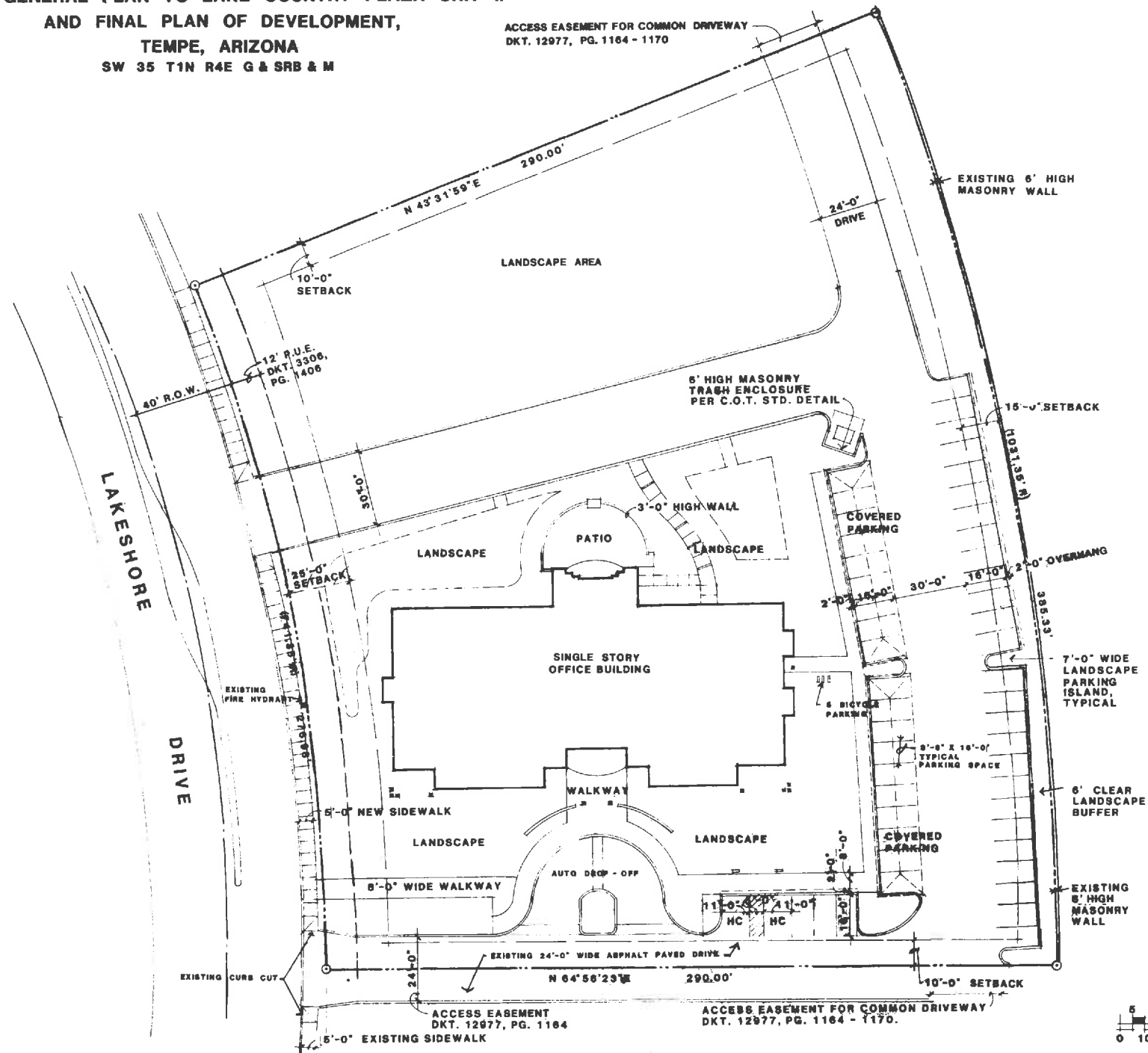
REID & ASSOCIATES ARCHITECTS & PLANNERS, INC.
 2020 South Mill Avenue □ Suite 100 □ Tempe, Arizona 85282 □ (602) 968-5250

WESTERN REGION HEADQUARTERS
 BOY SCOUTS OF AMERICA
 4765 SOUTH LAKESHORE DRIVE
 TEMPE, ARIZONA



BOY SCOUTS OF AMERICA WESTERN REGION HEADQUARTERS

AMENDED GENERAL PLAN TO LAKE COUNTRY PLAZA UNIT II
AND FINAL PLAN OF DEVELOPMENT,
TEMPE, ARIZONA
SW 35 T1N R4E G & SRB & M



STATE OF ARIZONA)
County of Maricopa) SS

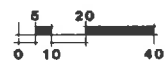
I hereby certify that the within instrument was filed and recorded at the request of:

Reid & Associates
9144 2.33

In Book 382
on page 20

Witness my hand and official seal the day and year above:

[Signature]
County Recorder
By: [Signature]
RECORDER NUMBER



#04004

REID & ASSOCIATES ARCHITECTS & PLANNERS, INC.
2020 South Mill Avenue □ Suite 100 □ Tempe, Arizona 85282 □ (602) 968-5250

**WESTERN REGION HEADQUARTERS
BOY SCOUTS OF AMERICA**
4765 SOUTH LAKESHORE DRIVE
TEMPE, ARIZONA

