

A FINAL PLANNED RESIDENTIAL DEVELOPMENT

R-3A

BRADLEY PLACE APARTMENTS

A PLANNED RESIDENTIAL DEVELOPMENT OF TRACT B,
BRADLEY PLACE, PK., FS., M.C.R., PART OF
SE 1/4 SE 1/4 SECTION 2, T-1-S°R-4-E, G.E.S.R.B.E.M.,
MARICOPA COUNTY, ARIZONA.

1874
36
A. D. ...

GENERAL NOTES:

- 1 ALL BUILDING WILL BE LOCATED WITHIN THE BUILDING SETBACK LINES SHOWN.
- 2 TOTAL COVERED GROUND AREA SHALL NOT EXCEED 50% OF THE SITE AREA.
- 3 STREETS, PARKING AREAS, DRIVES, ETC. SHALL BE PAVED IN ACCORDANCE WITH CITY OF TEMPE REQUIREMENTS.
- 4 ALL ...

PERMITTED USES:

ALL USES PERMITTED IN R-3A

TOTAL NET SITE AREA ----- 289,064.2 SQ. FT.
TOTAL LOT COVERAGE ALLOWABLE ----- 50% 170,931.2 SQ. FT.
TOTAL LOT COVERAGE SHOWN ----- 32% 93,780 SQ. FT.
TOTAL BUILDING AREA SHOWN ----- 93,780 SQ. FT.
INCLUDES COVERED PATIOS,
COVERED ENTRIES, REC. BLDG.

TOTAL PARKING PROVIDED ----- 206
BOAT & TRAILER PARKING ----- 11
TOTAL LIVING UNITS ----- 116
76-2BR 2 BATH
40-2BR 1 BATH
1/6 COVERED PARKING = 20,880 SQ. FT.
BUILDING COVERAGE = 72,900 SQ. FT.
93,780 SQ. FT. = 32%

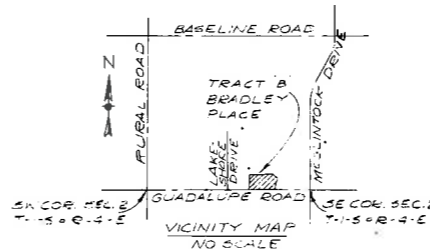
VARIANCE APPROVED: INCREASE MAXIMUM HEIGHT FROM 1 TO 2 STORIES.
RECREATION BUILDING - 1 STORY

UTILITY COMPANIES

WATER ----- CITY OF TEMPE
SEWER ----- CITY OF TEMPE
ELECTRIC ----- SALT RIVER POWER DIST.
GAS ----- ARIZONA PUBLIC SER.
TELEPHONE ----- MOUNTAIN BELL

BENCH MARKS

USC&GS DATUM
CITY B.M. - TOP BRASS CAP IN HANDHOLE INTERSECTION
GUADALUPE ROAD & MCCLINTOCK DRIVE.
CITY OF TEMPE ELEV. 1186.77
HAVILL ENGINEER. ELEV. 1187.07
B.M. - TOP PIN IN BRASS CAP IN HANDHOLE
INTERSECTION GUADALUPE ROAD &
LAKESHORE DRIVE.
ELEV. 1183.96
B.M. - R.R SPIKE AT 1/6 CORNER SECTION 2
ELEV. 1185.65



LEGAL DESCRIPTION TRACT "B"

That part of the SE 1/4 Section 2, T-1-S; R-4-E, G&SR B&M, Maricopa County, Arizona described as follows:

Beginning at a point on the South line SE 1/4 said Section 2 from which the SE corner of said Section 2 bears S89°39'30"W, a distance of 1143.89 feet; run thence N0°20'30"W, a distance of 165.83 feet; run thence along the arc of a curve to the right, said curve having a central angle of 22°42'07", a radius of 500.00 feet, a distance of 198.11 feet; run thence N68°57'23"W, a distance of 30.00 feet; run thence N69°48'30"W, a distance of 204.71 feet; run thence N59°45'44"W, a distance of 804.87 feet; run thence S0°14'16"W, a distance of 438.49 feet to a point on the South line SE 1/4 said Section 2; run thence S89°39'30"W, a distance of 786.35 feet to the point of beginning.

Said parcel contains 7.849 acres gross. (6.636 acres net)

APPROVAL OF PLANNING & ZONING COMMISSION

THE GENERAL PLAN OF DEVELOPMENT IS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF TEMPE, ARIZONA, THIS 21ST DAY OF JAN, 1974

BY: Don Hull
PLANNING DIRECTOR

BY: ...
CITY OF TEMPE, ENGINEER

APPROVAL OF TEMPE CITY COUNCIL

THE GENERAL PLAN OF DEVELOPMENT IS APPROVED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, THIS 11TH DAY OF ... 1974

BY: ...
MAYOR
CITY CLERK

CERTIFICATE OF OWNER

WE THE UNDERSIGNED, STATE THAT IF THIS PROPOSED DEVELOPMENT PLAN IS APPROVED WE WILL DEDICATE TO THE PUBLIC ALL THE STREETS AS SHOWN ON THE PLAN AND ANY NECESSARY ... THESE PREMISES ARE NOT ENCLUMBERED BY ANY DELINQUENT TAXES.
THIS STATEMENT SIGNED THIS 15TH DAY OF October, 1974

BY: Elmer Bradley
OWNER

STATE OF ARIZONA
COUNTY OF MARICOPA } S.S.

SUBSCRIBED AND SHOWN TO BEFORE ME THIS 15TH DAY OF ... 1974

BY: ...
NOTARY PUBLIC

MY COMMISSION EXPIRES: June 22, 1978

CERTIFICATE OF SURVEY

I, MELVIN R. HAVILL, HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF ARIZ., THAT THIS MAP, CONSISTING OF 2 SHEETS, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF APRIL, 1974 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 10-14-74
MELVIN R. HAVILL DATE
REG. CIVIL ENGINEER
ARIZ. NO. 4480



S-74.3

RECEIVED

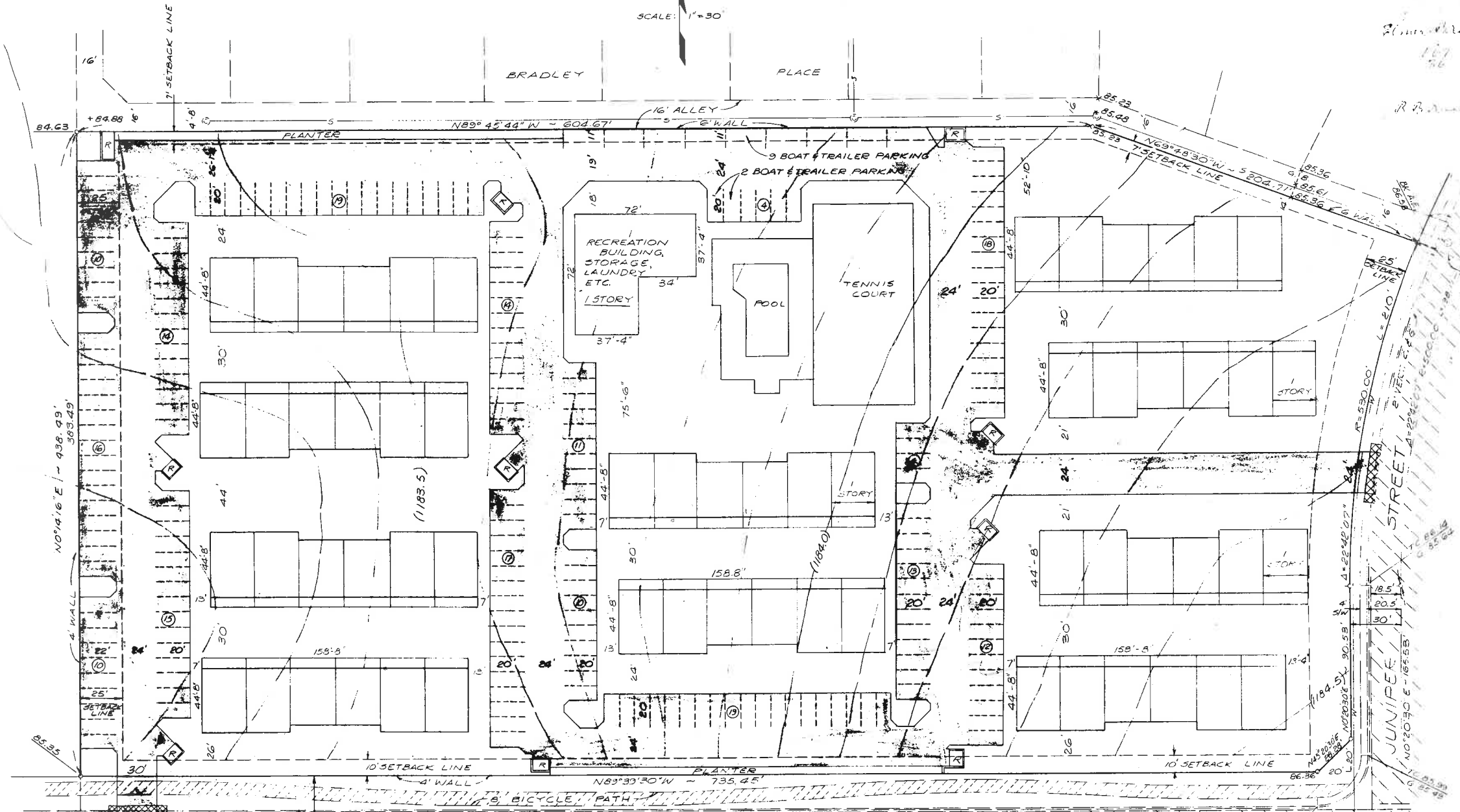
OCT 16 1974

CITY OF TEMPE

Flannery Bradley Contract
167
76
R.P. [unclear]

SCALE: 1"=30'
N

AG
BRADLEY PLACE



LAKESHORE DRIVE
5/4 CORNER SECTION 2
T-1-S-R-4-E
FD 1P IN BC, IN H.H.

GUADALUPE ROAD
N 89°39'30" W - 785.45'
785.35 SOUTH LINE SE 1/4 SECTION 2

JUNIPER STREET
N 69°49'30" W - 520.77'
N 0°20'00" E - 185.50'
N 0°20'00" E - 185.50'
N 0°20'00" E - 185.50'

ALL UNITS & STORY 1' LESS OTHERWISE INDICATED
[M] INDICATES REFUSE COLLECTION AREA



RECEIVED
OCT 16 1974