

NOTES

Construction within Public Utility Easement shall be limited to utility lines and wood, wire or removable section type fencing and traffic control signs.

Indicates a corner of this subdivision and a corner of BRIGHTON PLACE No. 2. Found brass cap.

Indicates a corner of this subdivision. Set 1/2" re-bar

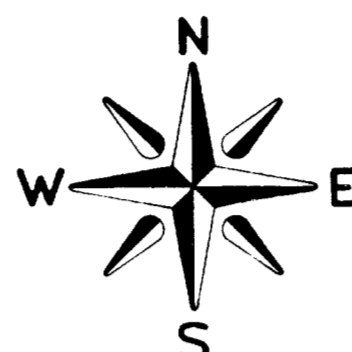
Indicates easement for Public Utilities and sidewalks

All utilities to be installed underground.

Indicates a corner of this subdivision and a corner of LAGUNA ESTATES II. Found brass cap

BRIGHTON PLACE NO. 3

A SUBDIVISION AND P.R.D. OF A PORTION OF THE SOUTH 1/2 OF LOT NO. 2, "HERMOSA TRACT," A SUBDIVISION OF RECORD AS RECORDED IN BOOK I OF MAPS, PAGE 66, MARICOPA COUNTY RECORDS, BEING SITUATED IN PART OF THE NE 1/4 NE 1/4, SECTION 33, T.1N., R.4E., MARICOPA COUNTY, ARIZONA



SCALE 1" = 40'
JOB NO. 700410

CLOUSE ENGINEERING, INC.
ENGINEERS SURVEYORS
PHOENIX ARIZONA

INDEXED
PAGE
87294
STATE OF ARIZONA
County of Maricopa
I hereby certify that the within instrument was filed and recorded at request of
City of Tempe
MAR 30 1973-3 20
in Docket Book 162
on page 28
Witness my hand and official seal the day and year aforesaid.
Paul M. Marston
County Recorder
Deputy Recorder

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the Stewart Title & Trust of Phoenix, an Arizona corporation, as Trustee, has resubdivided, under the name of BRIGHTON PLACE NO. 3, a portion of the S1/2 of Lot 2,

HERMOSA TRACT, a subdivision of record as recorded in Book I of Maps, page 66, Maricopa County Records, being situated in part of the NE 1/4 NE 1/4 Section 33, T.1N., R.4E., Maricopa County, Arizona, shown hereon, and hereby publishes this plat as and for the plat of said BRIGHTON PLACE NO. 3 and hereby declares that said plat sets forth the location and gives the dimensions of the lots, streets, alley, and trade easements same and that each lot, street, and tract shall be known by the number, name, and letter that is given to each, respectively, on said plat, and hereby dedicates to the public, for use as such, the streets and alleys shown on said plat and included in the above described premises. Easements are hereby dedicated for the purposes shown hereon. Tract "A" is hereby dedicated to the public as a Park. All dedications herein are limited to the property lying within the confines of the subdivision as shown and platted hereon, lying within said Lot 2, HERMOSA TRACT.

IN WITNESS WHEREOF: The Stewart Title & Trust of Phoenix, an Arizona corporation, as Trustee, has hereunto caused its corporate name to be signed by the undersigned officers thereunto duly authorized this 27th day of March, 1973.

STEWART TITLE & TRUST OF PHOENIX TRUSTEE

BY: *S.M. Gillett* ATTEST: *Merrell E. Lloyd*

ACKNOWLEDGEMENT

STATE OF ARIZONA
COUNTY OF MARICOPA
On this the 27th day of March, 1973, before me the undersigned officers, personally appeared S.M. Gillett and Merrell E. Lloyd who acknowledged themselves to be Vice President and Trust Officer, respectively, of the Stewart Title & Trust of Phoenix, an Arizona Corporation, as Trustee, and they as such officers, respectively, being duly authorized so to do, executed the foregoing instrument for purposes therein contained by signing the name of the corporation, as Trustee, by themselves as officers, respectively.

IN WITNESS WHEREOF: I hereunto set my hand and official seal. My Commission expires 8-8-76

Jacqueline A. Proulx
Notary Public

CERTIFICATION

I, Paul E. Clouse, hereby certify that I am a registered Civil Engineer of the State of Arizona, that this map, consisting of 1 sheet, correctly represents that the survey made under my supervision during the month of December, 1972, 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.

Paul E. Clouse
PAUL E. CLOUSE
REGISTERED CIVIL ENGINEER
ARIZ. REG. NO. 4339
12/72
DATE

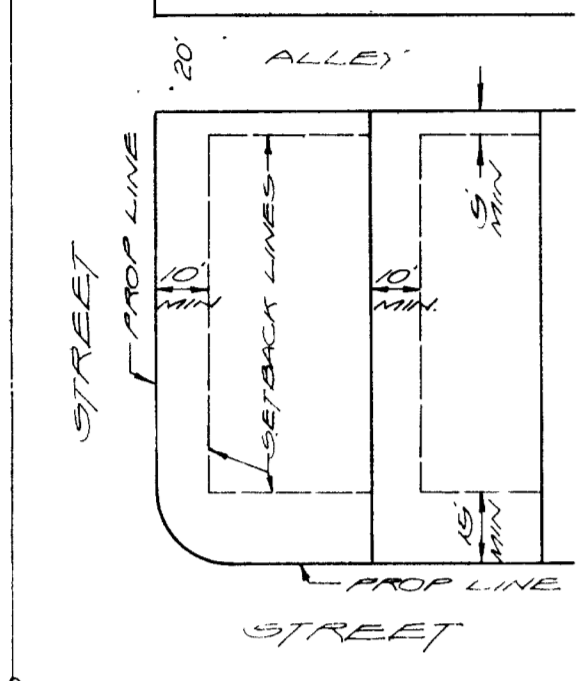
APPROVAL

APPROVED BY: *Howell* PLANNING DIRECTOR 3/30/73

APPROVED BY: *Restaino* CIVIL ENGINEER 3/30/73

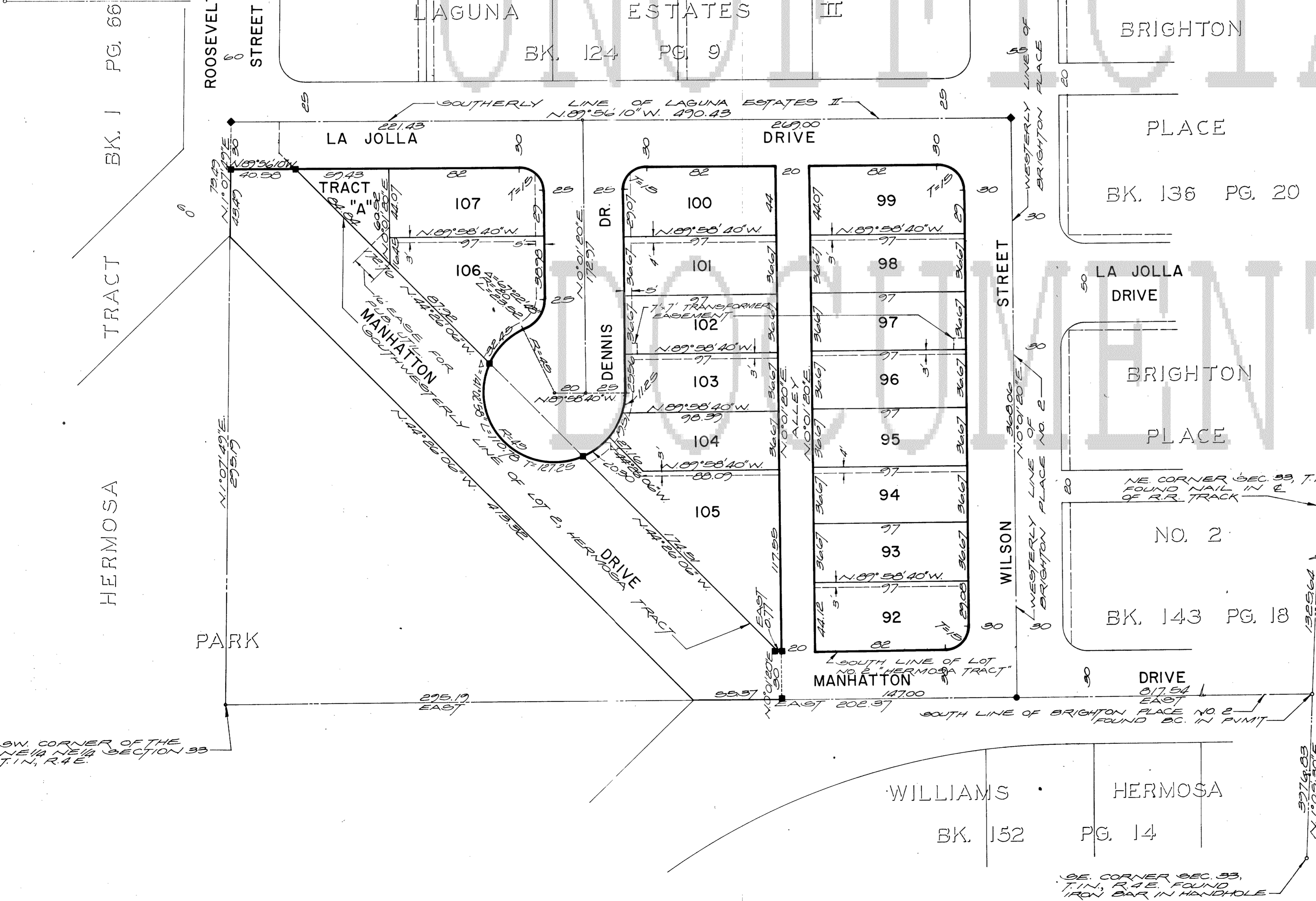
Approved by the Council of the City of Tempe, Arizona this 22ND day of FEBRUARY, 1973.
BY: *Val R. Hummer* Mayor ATTEST: *Virginia S. Pennington* Clerk

BUILDING SETBACK DETAIL



MINIMUM REQUIREMENTS

FRONT YARD	15 FT
STREET SIDE YARD	10 FT
ONE SIDE YARD	10 FT
OPPOSITE SIDE YARD	0 FT
REAR YARD	15 FT. (TO & ALLEY)



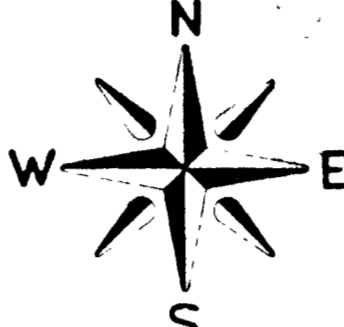
SW. CORNER OF THE NE 1/4 NE 1/4 SECTION 33 T.1N., R.4E.

SE. CORNER SEC. 33, T.1N., R.4E. FOUND IRON BAR IN HOLE

BRIGHTON PLACE NO. 3

A SUBDIVISION AND P.R.D. OF
 A PORTION OF THE SOUTH 1/2 OF LOT NO. 2, "HERMOSA TRACT," A SUB-
 DIVISION OF RECORD AS RECORDED IN BOOK I OF MAPS, PAGE 66, MARICOPA COUNTY
 RECORDS, BEING SITUATED IN PART OF THE NE 1/4 NE 1/4, SECTION 33, T.1N., R.4E.,
 MARICOPA COUNTY, ARIZONA

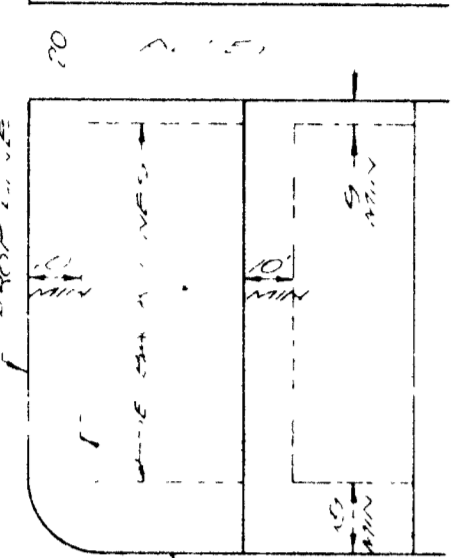
2.60 ACRE PARCEL WITH 16 LOTS



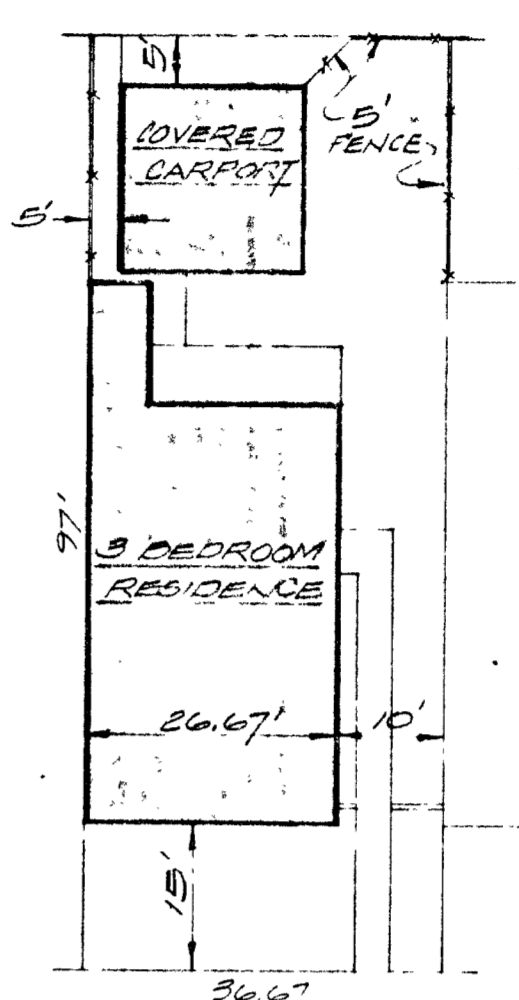
SCALE 1" = 40'
 JOB NO 700410

CLOUSE ENGINEERING, INC.
 ENGINEERS SURVEYORS
 PHOENIX ARIZONA

BUILDING SETBACK DETAIL



MINIMUM REQUIREMENTS
 FRONT YARD 15 FT
 STREET SIDE YARD 10 FT
 ONE SIDE YARD 10 FT
 OPPOSITE SIDE YARD 0 FT
 REAR YARD 15 FT (TO ALLEY)

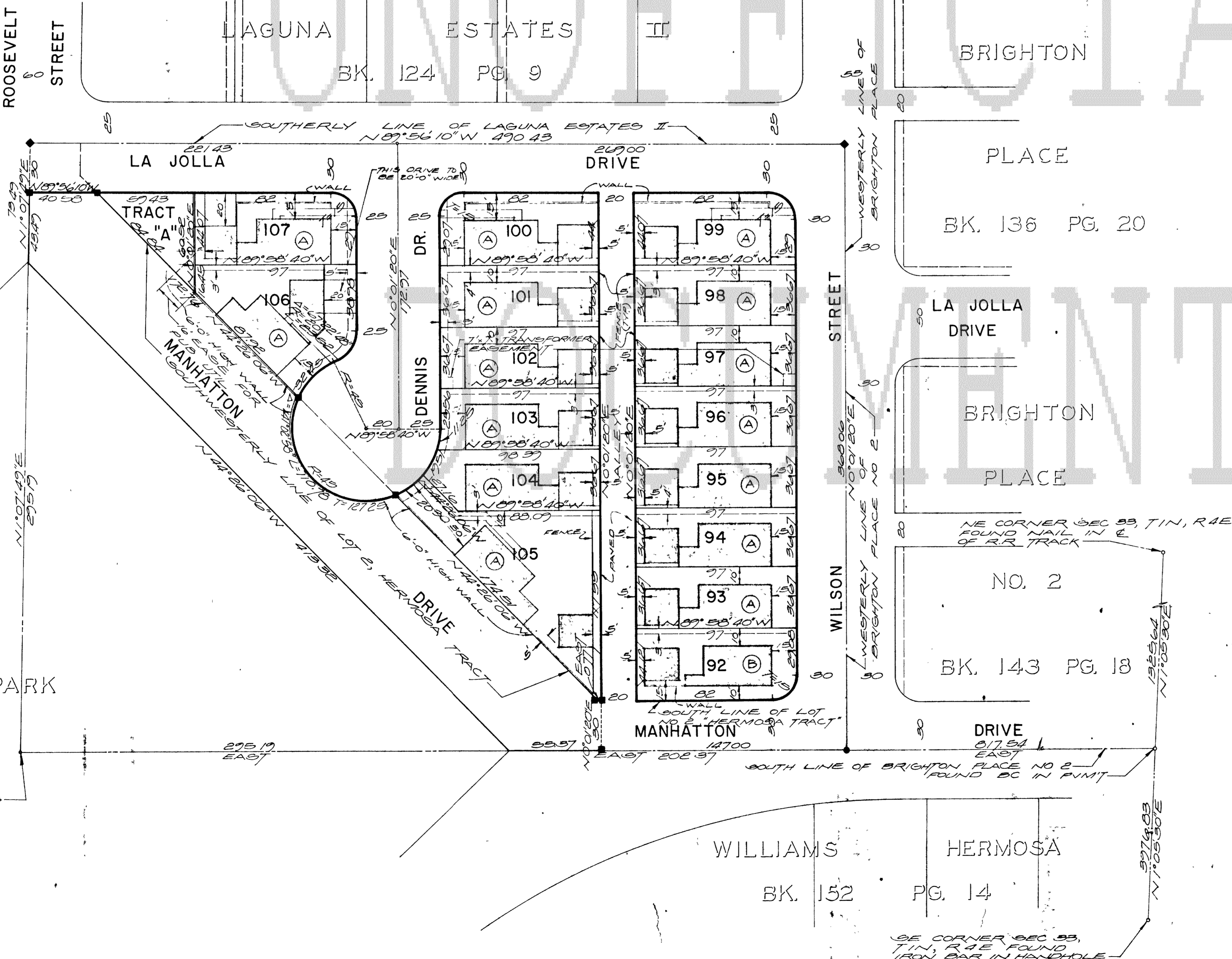


27' LOT
 TYPICAL PLOT PLAN
 1" = 80'

87294

STATE OF ARIZONA } ss
 County of Maricopa }
 I hereby certify that the with-
 in instrument was filed and re-
 corded at request of
 City of Tempe
 MAR 30 1973-332
 in Book 160
 on page 28
 Witness my hand and official
 seal the day and year aforesaid
 Paul M. Masterson
 County Clerk
 By *Lupe Chrost*
 Deputy Recorder

UNOFFICIAL



CONDITIONS OF APPROVAL

1. Public Works Department approval of all streets, driveways, easements, utility, drainage, water and sewer construction drawings, and off-site improvements.
2. All refuse areas, storage and mechanical equipment shall be screened from public view.
3. The following variances were approved:
 Deletion of 6000 sq ft minimum lot requirement.
 Setback side yard: 0 feet and 10 feet.
 Front yard - 15 feet.
4. Alley to be paved.
5. Driveways shall be 20 feet abutting public streets.
6. A 6" wall shall be constructed along the north...

SW CORNER OF THE
 NE 1/4 NE 1/4 SECTION 33
 T.1N., R.4E.

SE CORNER SEC 33,
 T.1N., R.4E. FOUND
 IRON BAR IN HOLE

NOTES

Centerline of right Subdiv. Utility Easement shall be shown so clearly that it will be possible to locate, type, marking and traffic control signs.

Indicates a corner of this subdivision and a corner of BK. 124 PG. 9.

Indicates a corner of this subdivision and a corner of BK. 124 PG. 9.

Indicates easement for utility pipes and conduits.

Indicates a corner of this subdivision and a corner of LAGUNA ESTATES II.

BUILDING SETBACK DETAIL



MINIMUM REQUIREMENTS

FRONT YARD	10 FT
REAR YARD	10 FT
SIDE YARD	10 FT
FRONT SIDE YARD	10 FT
REAR SIDE YARD	10 FT

BRIGHTON PLACE NO. 3

A SUBDIVISION AND P.R.D. OF A PORTION OF THE SOUTH 1/2 OF LOT NO. 2, "HERMOSA TRACT," A SUBDIVISION OF RECORD AS RECORDED IN BOOK I OF MAPS, PAGE 66, MARICOPA COUNTY RECORDS, BEING SITUATED IN PART OF THE NE 1/4 NE 1/4, SECTION 33, T.1N., R.4E., MARICOPA COUNTY, ARIZONA



SCALE 1" = 40'
JOB NO. 700410

CLOUSE ENGINEERING, INC.
ENGINEERS SURVEYORS
PHOENIX ARIZONA

Book 160
MAR 30 1973-8:12

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the Stewart Title & Trust of Phoenix, an Arizona corporation, as the Title & Trust of Phoenix, an Arizona corporation, as the has resubdivided, under the name of BRIGHTON PLACE NO. 3, a portion of the site of Lot 2,

HERMOSA TRACT, a subdivision of record as recorded in Book I of Maps, page 66, Maricopa County Records, being situated in part of the NE 1/4 NE 1/4 Sec. 33, T.1N., R.4E., Maricopa County, Arizona, shown her and hereby publishes this plat as and for the plat of said BRIGHTON PLACE NO. 3 and hereby gives that said plat sets forth the location and gives the dimensions of the lots, streets, alleys, and tracts containing same, and that each lot, street, and tract will be known by the number, name, and lot, that is given to each, respectively, on said plat, and hereby dedicates to the public, for use as such, the streets and alleys shown on said plat and included in the above description. Easements are hereby dedicated for all purposes shown hereon. Tract "A" is hereby dedicated to the public as a Park. All dedications herein are limited to the property lying within the confines of the subdivision as shown and platted hereon, lying within said Lot 2, HERMOSA TRACT.

IN WITNESS WHEREOF: The Stewart Title & Trust of Phoenix, an Arizona corporation, as Trustee, has hereunto caused its corporate name to be signed by the undersigned officers thereunto duly authorized this 27th day of March, 1973.

STEWART TITLE & TRUST OF PHOENIX... TRUSTEE
BY: Sam Tullett ATTEST: William E. Boyd

ACKNOWLEDGEMENT

STATE OF ARIZONA
COUNTY OF MARICOPA
I, the undersigned, do hereby acknowledge that on this 27th day of March, 1973, before me the undersigned, a Notary Public, personally appeared S.M. GIBNETT and Marshall E. Boyd who are known to me to be the Trust Officers, respectively, of the Trust of Phoenix, an Arizona Corporation, and that as each officer, respectively, being duly sworn so to do, acknowledged the foregoing instrument for purposes therein contained by signing the name of the corporation, as Trustee, by themselves as officers, respectively.

IN WITNESS WHEREOF, I hereunto set my hand and official seal. My Commission expires 8-1-74.

CERTIFICATION

I, Paul E. Clouse, being duly sworn, do hereby certify that I am a registered Engineer of the State of Arizona and that the survey was under my supervision and during the month of December, 1972, that the survey is true and correct as shown, that all the monuments shown regularly shown 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.

Paul E. Clouse 12/72
REGISTERED ENGINEER
NO. 4135

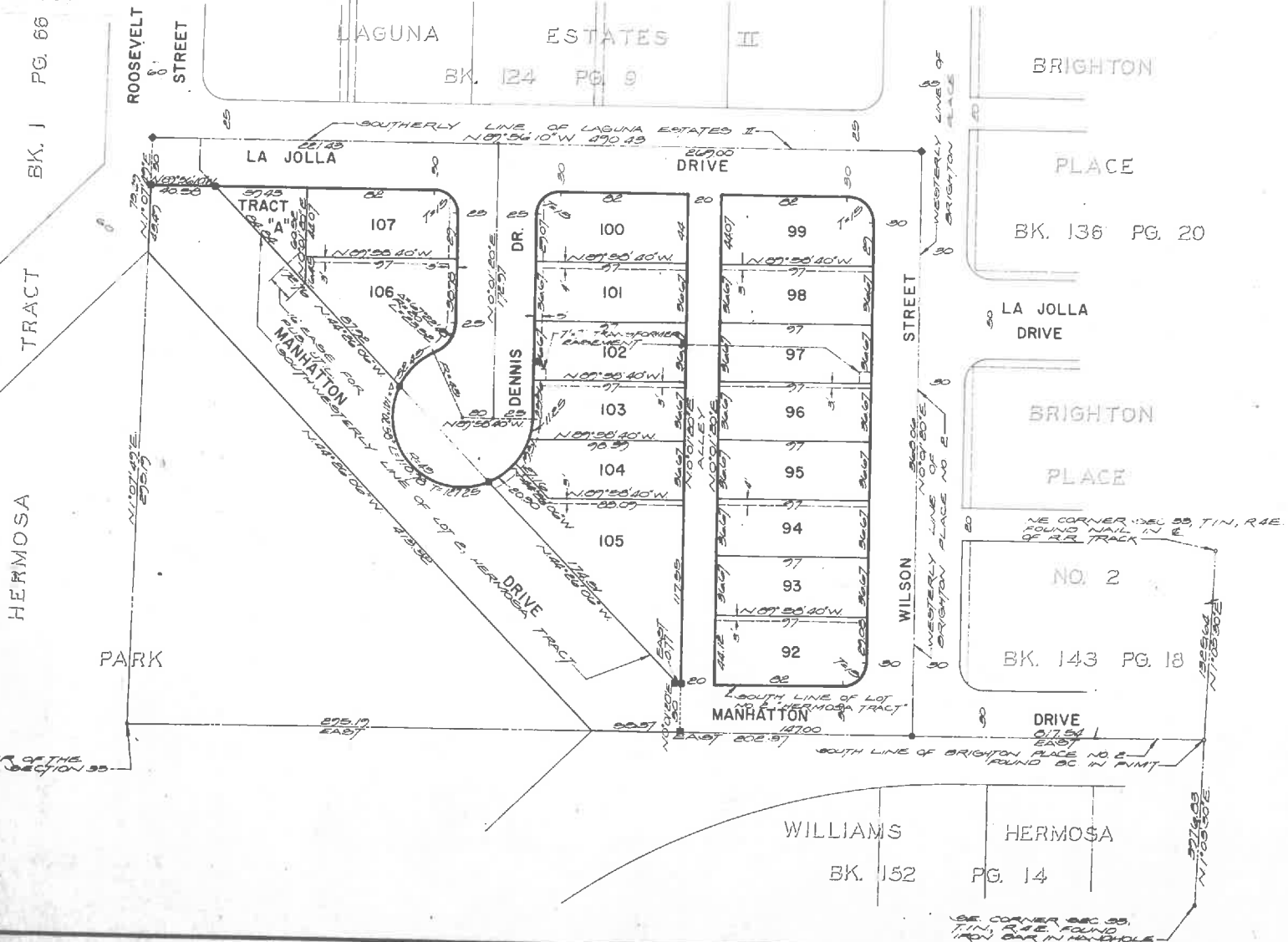
APPROVAL

APPROVED BY: Don Hill 3/30/73
PLANNING DIRECTOR DATE

APPROVED BY: William E. Boyd 3/30/73
CITY ENGINEER DATE

Approved by the Council of the City of Tempe, Arizona this 27th day of FEBRUARY, 1973.
BY: William E. Boyd ATTEST: Virginia J. Thompson

RECORDED 5-72.36



SW CORNER OF THE NE 1/4 NE 1/4 SECTION 33, T.1N., R.4E.

SE CORNER SEC. 33, T.1N., R.4E. FOUND IRON BAR IN HOLE.