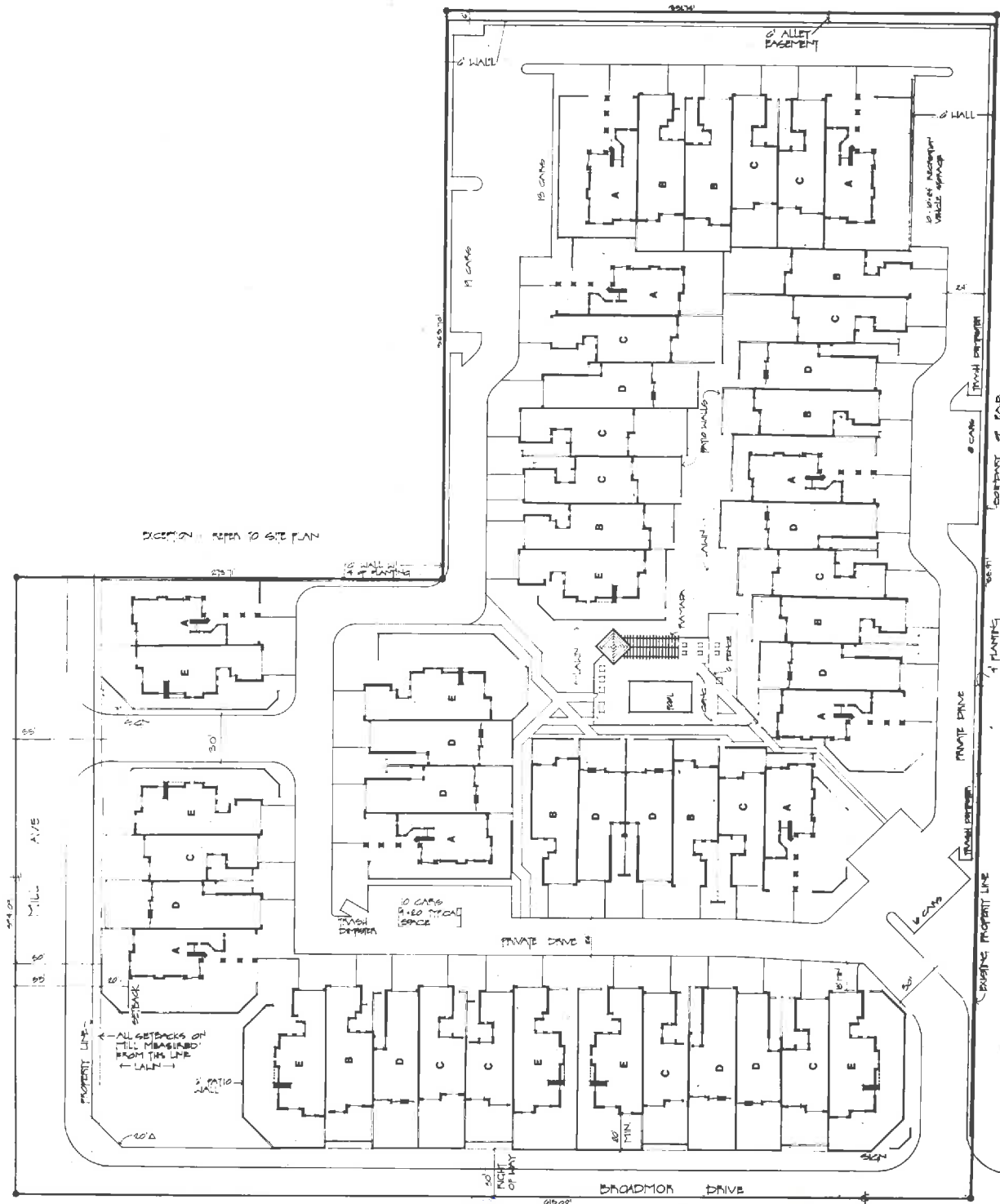


FINAL P.A.D.

FOR BROADMOR PLACE

A SUBDIVISION OF A PORTION OF THE N.W. 1/4 SEC. 27, T.1N, R.4E., G. & S.R.B. & M., MARICOPA COUNTY, ARIZONA



SITE DATA

NET AREA 334,021 s. f. 7.66 Acre

ZONING RO

USE Townhouses

TOTAL UNITS 51

DENSITY 6.65 DU/Acre

PARKING REQUIRED

2/unit 102
Guest 60
Rec. Vehicle 60
Total 122

PARKING PROVIDED

2/unit @ unit 102
Guest 60
Rec. Vehicle 10
Total 172

GROUND COVERAGE - Varies - 70% Max./lot

LANDSCAPING

Total area of landscaping 48,550 sq. ft.
Landscaping in public right of way 7,200 sq. ft.
Landscaping on property 41,350 sq. ft.
Percent landscaped 12%

JUL 14 1978-2 30

STATE OF ARIZONA
County of Maricopa

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

City of Tempe

in Book 201

on page 24

Witness my hand and official seal the day and year aforesaid.

Notary Public

Harry O'Neil

Notary Public

CONDITIONS OF APPROVAL

- Public Works Department approval of all street dedications, alleys, easements, driveways, drainage, water and sewer construction drawings, refuse pickup, off-site improvements and bikepaths.
- A six foot masonry wall with mortar wash or slump block finish shall be installed on property lines adjacent to Mill Avenue and Broadmor.
- A 6' masonry wall to be installed with 15-gal. trees 15' o.c. adjacent to any single family district and office site.
- A one foot non-access easement shall be placed along the north, east, west and south boundary property lines except at the points of ingress and egress which includes one point on Broadmor Drive and only two points on Mill Avenue, only one of which is to serve the office site.
- All common area landscaping and recreational facilities shall be installed prior to issuance of any occupancy permits, details to be approved by staff prior to Council action.
- Variances:
 - Reduction of the front yard setback from 25' to 18'.
 - Reduction for driveway lengths from 20' to 18'.
 - Rear yard setback reduction from 15' to 5' for common area.
 - Side yard setback reduction from 10' & 10', to 0' & 0'.
 - Lot size reduction from 7200 s. f. to 3100 s. f.
 - Reduce lot widths from 60' to 24'.
 - Increase lot coverage from 40% to 70%.
 - Increase building heights from 15' to 26'.
 - Increase wall heights for setbacks from 6' to 8' along Broadmor and Mill for patio walls per plan.
 - Reduce driveway width from 26' to 24' private drive.
 - Permit walls as shown on P.A.D. map.

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA, THIS DAY OF June 15, 1978.

BY Harry E. Mitchell
MAYOR

ATTEST Virginia S. Thompson
CLERK

APPROVED BY [Signature]
CITY ENGINEER

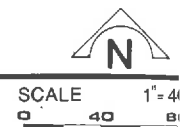
7/1/78
DATE

APPROVED BY [Signature]
PLANNING DIRECTOR

7/13/78
DATE

SHEET 1 of 2

PREPARED FOR **WOODSTOCK HOMES INC.**
architecture design associates ltd.



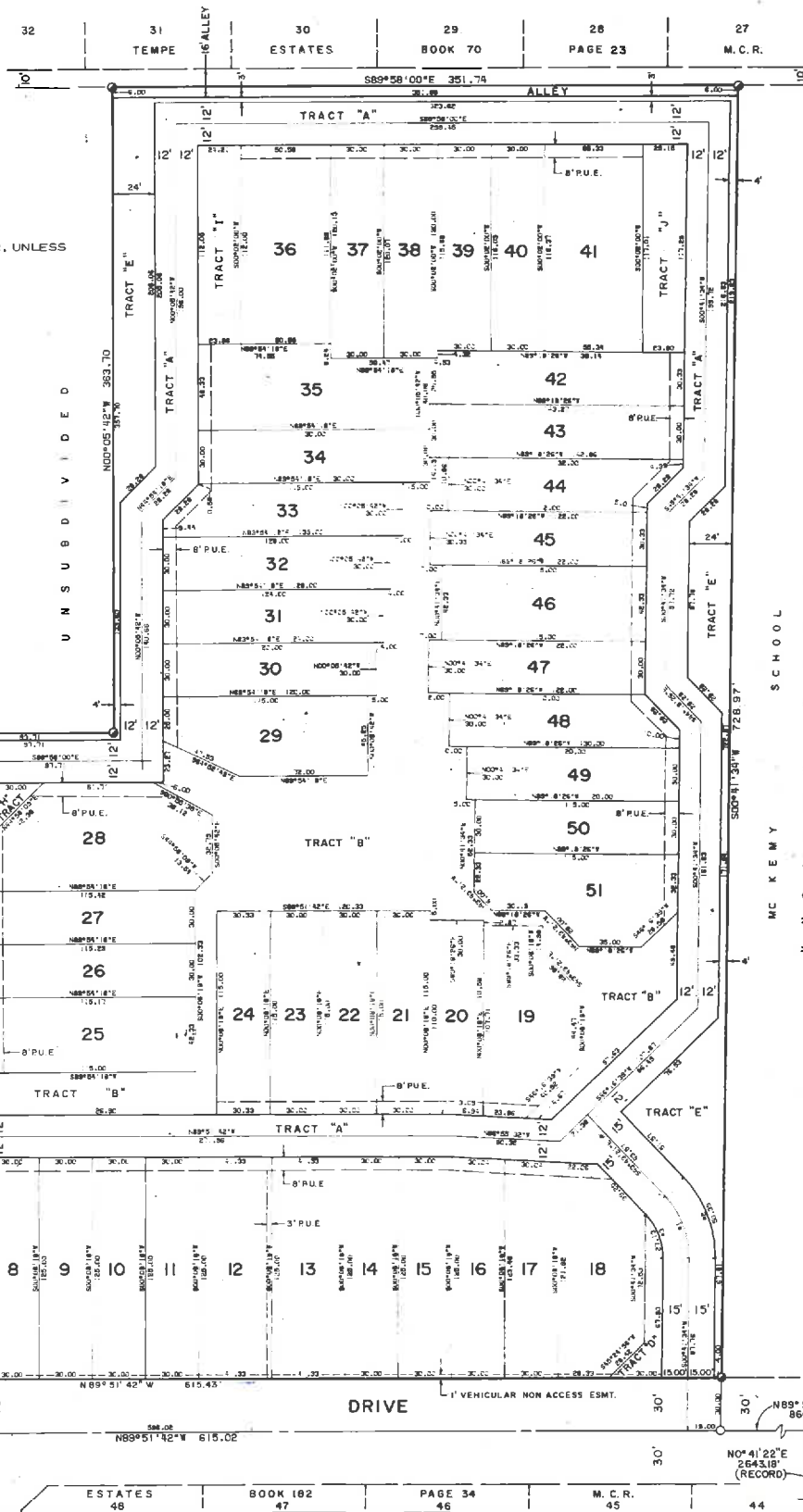


SCALE: 1" = 40'

LEGEND

- INDICATES CORNER OF THIS SUBDIVISION - FD. 1/2" IRON BAR, UNLESS OTHERWISE INDICATED.
INDICATES CORNER OF ALAMEDA ESTATES - FOUND 1/2" IRON BAR
INDICATES CORNER OF THIS SUBDIVISION-SET B.C.

Table with columns: NUMBER, S.E. 1/4, S.W. 1/4, N.E. 1/4, N.W. 1/4, AREA, and COMMENTS. Contains data for sections 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41.



BROADMOR PLACE

A SUBDIVISION OF A PORTION OF THE N.W. 1/4 SEC. 27, T.1N., R.4E., G. & S.R.B. & M., MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS: THAT WOODSTOCK HOMES, INC., AN ARIZONA CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "BROADMOR PLACE" PART OF THE N.W. 1/4, SECTION 27, T.1N., R.4E., G. & S.R.B. & M., MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "BROADMOR PLACE" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, ALLEY, TRACTS AND PRIVATE DRIVES CONSTITUTING SAME AND THAT EACH LOT, STREET, AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME OR LETTER GIVEN EACH RESPECTIVELY ON SAID PLAT AND THAT WOODSTOCK HOMES, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS AND ALLEY SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

THERE IS HEREBY DEDICATED THAT PORTION OF THE PREMISES IDENTIFIED AS TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", AND "J" TO THE USES AS SHOWN IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "BROADMOR PLACE" TO BE HEREAFTER RECORDED. TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", AND "J" ARE NOT DEDICATED TO THE USE OF THE PUBLIC. EASEMENTS ARE PROVIDED FOR THE PURPOSES SHOWN, IN WITNESS WHEREOF: WOODSTOCK HOMES, INC., AN ARIZONA CORPORATION, AS OWNER, HAS HEREUNTO CAUSED ITS CORPORATE SEAL TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS 6th DAY OF July, 1978.

WOODSTOCK HOMES, INC., AS OWNER

BY John Benton, JOHN BENTON, PRESIDENT

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)

ON THIS THE 6th DAY OF July, 1978, BEFORE ME THE UNDERSIGNED OFFICER APPEARED JOHN BENTON, WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF WOODSTOCK HOMES, INC., AN ARIZONA CORPORATION, AND ACKNOWLEDGED THAT HE, AS PRESIDENT, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE CORPORATION, AS OWNER, BY HIMSELF AS PRESIDENT.

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

BY Carol Matas, My Commission Expires Jun 1, 1982, NOTARY PUBLIC, MY COMMISSION EXPIRES

ENGINEER'S CERTIFICATE

I, RAMESH J. PATEL, HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF ARIZONA; THAT THIS MAP, CONSISTING OF ONE SHEET, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF APRIL, 1978; 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.

DATED: 6-30-78, Ramesh J. Patel, P.E.

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA, THIS 15th DAY OF June, 1978.

BY Hamilton Mitchell, ATTEST Virginia Thompson, CLERK

APPROVED BY: CITY ENGINEER

APPROVED BY: Don Hall, PLANNING DIRECTOR, DATE 7/13/78

NOTES: TRACT "A" IS A PRIVATE DRIVE AND IS AN EASEMENT FOR PUBLIC UTILITIES, REFUSE COLLECTION, EMERGENCY AND SERVICE TYPE VEHICLES. TRACTS "B", "C", "D", "E", "F", "G", "H", "I", AND "J" ARE EASEMENTS TO MOUNTAIN BELL AND SALT RIVER PROJECT FOR TELEPHONE AND ELECTRIC FACILITIES. ALL UTILITIES ARE TO BE PLACED UNDERGROUND. P.U.E. - INDICATES PUBLIC UTILITIES EASEMENT.

JUL 14 1978-28

STATE OF ARIZONA)
County of Maricopa)
I hereby certify that the instrument was filed and recorded at request of City of Tempe

in Book 201 on page 24. Witness my hand and official seal the day and year aforesaid. Notary Public, County Records, Deputy Recorder

SHEET 2 of 2

GROSS AREA = 8.089 AC.

COE & VAN LOO CONSULTING ENGINEERS, INC.

941-02-C