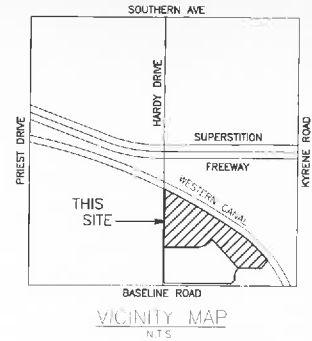


# FINAL PLAT & FINAL P.A.D FOR: CASA FIESTA TEMPE, ARIZONA

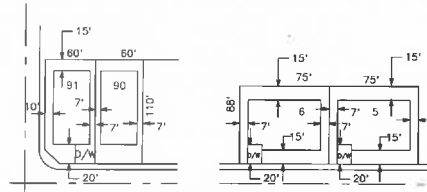
FORMERLY RECORDED AS CASA FIESTA RV PARK, BK. 238, PG. 5., SE 1/4 OF SEC. 33,  
T. 1 N., R. 4 E. OF THE G. & S.R.B. & M., MARICOPA COUNTY, ARIZONA.

BOOK 435 PAGE 25  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
97-0138052  
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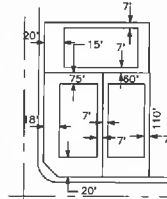


**LEGAL DESCRIPTION:**

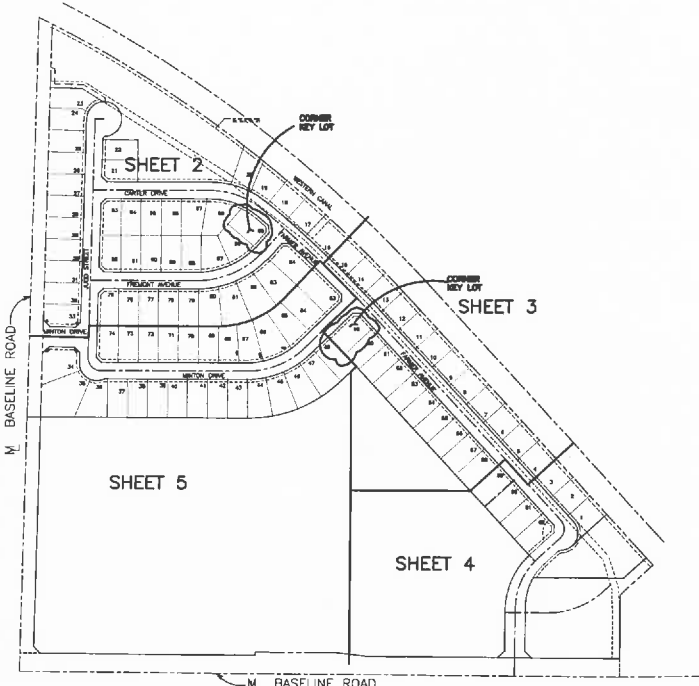
THAT PART OF THE SE 1/4 OF SEC. 33, T. 1 N., R. 4 E. OF THE G. & S.R.B. & M., MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SEC. 33;  
THENCE N 01°19'47" E ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SEC. 33, 39.94' TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BASELINE ROAD, SAID LINE BEING 55' FROM ITS CENTERLINE; THENCE CONTINUING N 01°19'47" E ALONG THE SAID MID-SECTION LINE A DISTANCE OF 705.39' AND SAID POINT BEING THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING N 01°19'47" E ALONG THE SAID MID-SECTION LINE A DISTANCE OF 1195.18' TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE WESTERN CANAL;  
THENCE SOUTHEASTERLY ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF THE WESTERN CANAL, SAID LINE BEING A CURVE TO THE RIGHT HAVING A RADIUS OF WHICH BEARS S 28°17'57" W A DISTANCE OF 3767.18' AND A CENTRAL ANGLE OF 02°40'23", A DISTANCE OF 44.25' TO A POINT, SAID POINT BEING THE TRUE NORTHWESTERLY PROPERTY CORNER; THENCE CONTINUING ALONG THE SAID SOUTH RIGHT-OF-WAY LINE ALONG A CURVE HAVING A RADIUS OF 3767.18' AND A CENTRAL ANGLE OF 2°28'30", AN ARC DISTANCE OF 1346.23' TO THE POINT OF TANGENCY; THENCE S 42°33'10" E A DISTANCE OF 1057.30' TO A POINT; THENCE S 47°26'50" W A DISTANCE OF 91.42' TO A POINT; THENCE N 89°40'20" W A DISTANCE OF 289.64' TO A POINT; THENCE ALONG A LINE BEING A CURVE TO THE LEFT HAVING A RADIUS OF 172.50' WITH A STARTING TANGENT ANGLE OF S 28°44'59" W AND A CENTRAL ANGLE OF 28°16'59", AN ARC DISTANCE OF 88.16' TO ITS POINT OF TANGENCY; THENCE S 07°28'00" W A DISTANCE OF 144.32' TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BASELINE ROAD, SAID LINE BEING 55.00' FROM ITS CENTERLINE;  
THENCE N 89°40'20" W ALONG THE SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 50.00' TO A POINT; THENCE N 02°28'00" E A DISTANCE OF 155.89' TO A POINT; THENCE ALONG A LINE BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 227.50' AND A CENTRAL ANGLE OF 42°44'23", AN ARC DISTANCE OF 181.82' TO A POINT;  
THENCE N 42°33'08" W A DISTANCE OF 761.63' TO A POINT;  
THENCE S 47°26'50" W A DISTANCE OF 76.30' TO A POINT;  
THENCE ALONG A LINE BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 392.50' AND A CENTRAL ANGLE OF 42°33'10", AN ARC DISTANCE OF 291.50' TO ITS POINT OF TANGENCY; THENCE WEST A DISTANCE OF 823.05' TO A POINT BEING THE EAST RIGHT-OF-WAY LINE OF HARDY DRIVE; THENCE CONTINUING EAST A DISTANCE OF 40.01' TO THE TRUE POINT OF BEGINNING.



SIDE STREET AND TYPICAL SETBACKS  
N.T.S.



CORNER KEY LOT  
N.T.S.



EXCEPT THE WEST 40.00' THEREOF.  
CONTAINING 25.45 ACRES MORE OR LESS

**REFERENCE:**

FIRST AMERICAN TITLE INSURANCE COMPANY  
NO. 257-542-1016876 MAY 13, 1996

**AREA:**

2,147,634.37 S.F., 49.303 ACRES

**CONDITIONS OF APPROVAL (SPD #97.09)**

- EXCEPT AS MODIFIED BY THIS ACTION, ALL PROVISIONS APPLICABLE CONDITIONS OF APPROVAL OF CITY COUNCIL AND DESIGN REVIEW BOARD SHALL BE ADHERED TO.
- APPROVAL OF COAR'S IN A FORM ACCEPTABLE TO THE CITY ATTORNEY AND COMMUNITY DEVELOPMENT DIRECTOR MUST TAKE PLACE PRIOR TO ISSUANCE OF BUILDING PERMITS. 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 AREAS 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.
- THE SINGLE FAMILY HOMES ALONG HARDY DRIVE ON LOTS #23 TO #35 SHALL BE RESTRICTED TO ONE STORY IN HEIGHT.
- ANY PROPOSED FIREPLACES SHALL BE LIMITED TO USE OF NATURAL GAS.
- THE FINAL PLAT/P.A.D. SHALL BE RECORDED BY 2/9/97 OR ALL VARIANCES ASSOCIATED WITH THE PROJECT SHALL BE DEEMED NULL AND VOID.
- ANY NEW VARIANCES CREATED DUE TO ISSUANCE OF BUILDING PERMITS FOR THE SINGLE FAMILY HOMES SHALL REQUIRE PUBLIC HEARINGS AT BOTH THE PLANNING COMMISSION AND CITY COUNCIL.

**VARIANCES GRANTED (SPD-94.97)**

- REDUCE THE MINIMUM REQUIRED FRONT YARD SETBACK FROM 25' TO 20' FOR LOT #21-28 AND TO 15' (WITH A MINIMUM 20' DRIVEWAY) FOR LOTS #1-20.
- REDUCE THE MINIMUM REQUIRED LOT DEPTH FROM 100' TO 88' FOR LOTS #1-20.
- REDUCE THE MINIMUM REQUIRED SIDE YARD SETBACK FROM 7' TO 5' (3' FOR FIREPLACE/CHIMNEYS AND BAY WINDOWS).
- REDUCE THE MINIMUM ALLOWED STREET SIDE YARD SETBACK FROM 10' TO 8' FOR LOTS #33, 34, 62, 63, 74, 75, 84, 92, AND 93 AND FROM 20' TO 18' FOR LOTS #49 AND 85 (CORNER LOTS ADJACENT TO KEY LOTS).
- INCREASE THE MAXIMUM ALLOWED LOT COVERAGE FROM 40% TO 50%.
- INCREASE THE MAXIMUM ALLOWED HEIGHT OF REQUIRED PERIMETER SCREEN WALL FROM 6' TO 8' ON THE REAR AND SIDE PROPERTY LINES.

**SITE DATA**

CURRENT ZONING	R1-6
NUMBER OF LOTS	98 UNITS
UNIT DENSITY	3.85 DU/AC
NET AREA	19.80 ACRES
GROSS AREA	25.45 ACRES

**DEDICATION**

STATE OF ARIZONA )  
COUNTY OF MARICOPA ) AS

KNOWN ALL MEN BY THESE PRESENTS:  
THAT CASA FIESTA TEMPE LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP SUBDIVIDED UNDER THE NAME OF CASA FIESTA, A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID CASA FIESTA, AND HEREBY DECLARES THAT SAID PLAT SET FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, EASEMENTS, AND TRACT CONSTITUTING THE SAME AND THAT EACH LOT, STREET, AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME OR LETTER GIVEN TO EACH ON SAID PLAT AND THE OWNERS, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES, EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN HEREON, DRAINAGE TRACTS "A" AND "B" ARE HEREBY RESERVED FOR THE CASA FIESTA HOMEOWNERS ASSOCIATION, INC. FOR BY THE HOMEOWNERS AND THEIR INVITED GUESTS, DRAINAGE AND FLOOD PURPOSES.

IN WITNESS WHEREOF, CASA FIESTA TEMPE LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP AS OWNERS HAVE CAUSED ITS PARTNERSHIP NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED PARTNER UNTO DULY AUTHORIZED THIS 3rd DAY OF February, 1997.

BY: Ernest Thesman  
ITS PRESIDENT

**ACKNOWLEDGEMENT**

ON THIS 3rd DAY OF February, 1997 BEFORE ME, THE UNDERSIGNED PERSON APPEARED, ERNEST THESMAN ACKNOWLEDGED THAT HE AS PRESIDENT BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SUCH OWNERS.

**IN WITNESS WHEREOF:**

I HERE UNTO SET MY OFFICIAL SEAL.

BY: Gloria A. Garcia APPROX 08 3:00  
NOTARY PUBLIC MY COMMISSION EXPIRES  
Gloria A. Garcia

**CERTIFICATION**

I, DAVID J. NYKORCHUK, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CONSISTING OF ONE SHEET, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF February, 1997; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL MONUMENTS SHOWN ACTUALLY EXIST AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DAVID J. NYKORCHUK  
R.L.S. 13016

**WATER CERTIFICATION**

THIS DEVELOPMENT IS ON THE CITY OF TEMPE WATER SYSTEM WHICH HAS A CERTIFICATE OF ASSURED WATER SUPPLY.

**APPROVALS**

APPROVED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA  
THIS 23rd DAY OF February, 1997.

BY: Paul Williams DATE: 2-10-97  
MAYOR

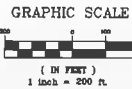
ATTEST: Helen Purcell DATE: 2-10-97  
CITY CLERK

BY: Tom Williams DATE: 2-10-97  
DEVELOPMENT SERVICES DIRECTOR

BY: Ken Schum DATE: 2-10-97  
CITY ENGINEER

**LEGEND**

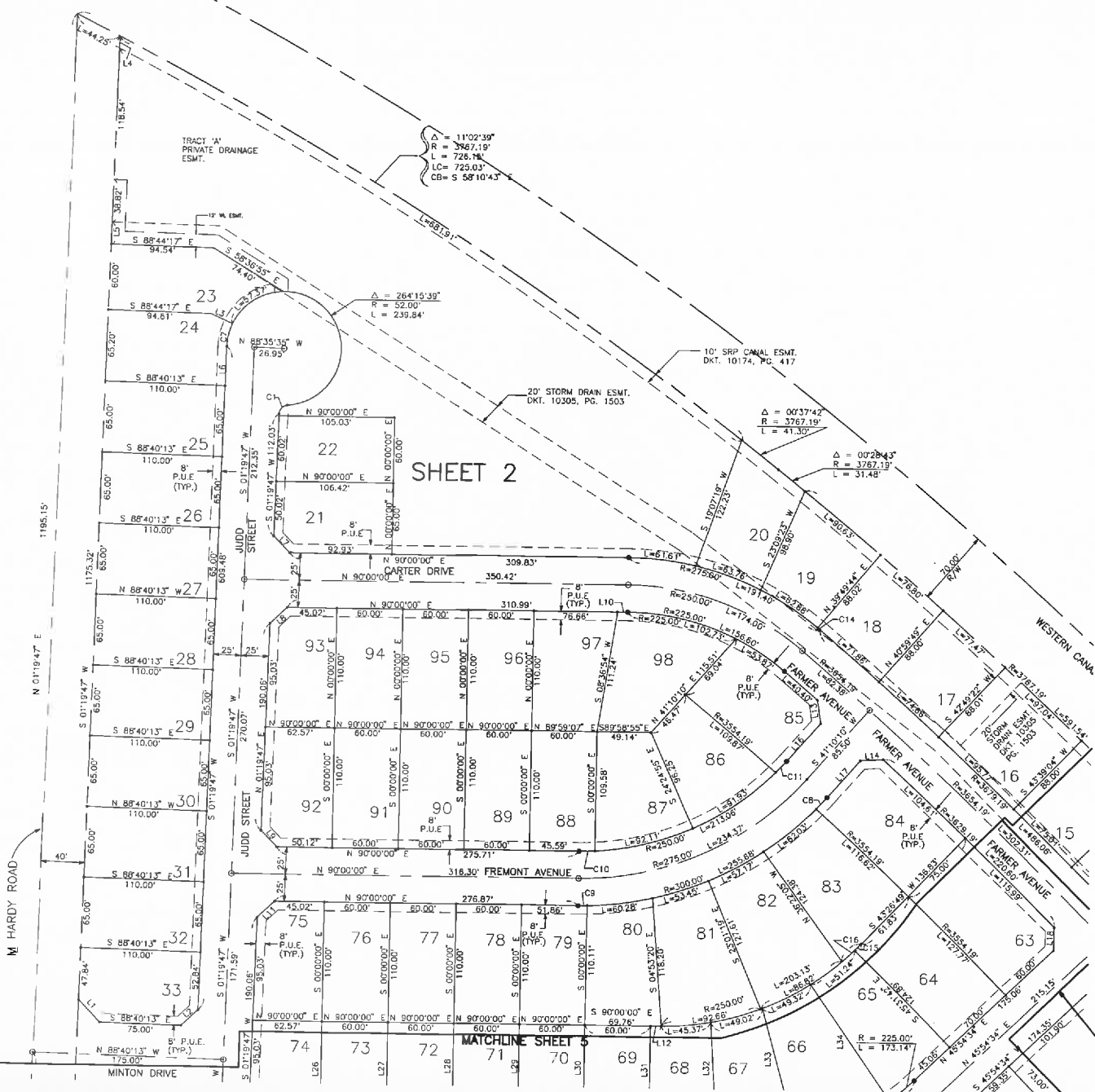
- ROADWAY CENTERLINE
- MONUMENT LINE
- LOT LINE
- PROPERTY LINE
- EASEMENT LINE
- BRASS CAP IN HANDICAP
- BRASS CAP FLUSH



**D.N.A. INC.**  
CIVIL ENGINEERING  
LAND SURVEYING

340 E. WILLETTA ST.  
PHOENIX, ARIZONA  
85004  
(602) 271-9911

DRAWN SMS DATE 1/28/97 JOB 96-322 SHEET 1 of 5

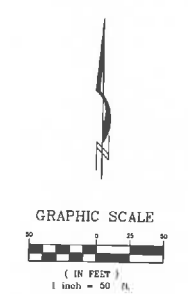


SHEET 2

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	8.00'	11.77'	84°15'30"
C2	3629.19'	57.81'	0°54'48"
C3	8.00'	3.29'	23°33'23"
C4	52.00'	23.19'	25°33'18"
C5	38.50'	60.48'	90°00'00"
C6	15.00'	10.44'	39°53'37"
C7	52.00'	2.24'	23°24'30"
C8	300.00'	14.59'	02°47'15"
C9	300.00'	8.14'	01°33'20"
C10	250.00'	14.42'	03°18'18"
C11	250.00'	14.60'	03°20'48"
C12	3678.19'	18.75'	00°17'31"
C13	275.00'	2.20'	00°22'29"
C14	275.00'	3.15'	00°39'21"
C15	250.00'	8.17'	01°52'23"
C16	250.00'	23.65'	05°25'10"
C17	3763.19'	18.20'	00°17'31"
C18	227.50'	4.93'	01°14'27"

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S 43°40'13" E	28.28'
L2	N 46°19'47" E	21.21'
L3	S 85°15'43" E	21.43'
L4	S 01°19'47" W	13.13'
L5	S 01°19'47" W	20.12'
L6	S 01°19'47" W	36.84'
L7	S 44°20'06" E	20.97'
L8	N 45°38'54" E	21.46'
L9	S 44°20'06" E	20.97'
L10	N 90°00'00" E	9.31'
L11	N 45°38'54" E	21.46'
L12	N 90°00'00" W	9.77'
L13	S 08°24'59" E	21.55'
L14	N 85°55'15" E	20.94'
L15	N 47°28'50" E	114.89'
L16	N 41°10'10" E	46.29'
L17	N 41°10'10" E	45.51'
L18	N 03°39'09" E	21.12'
L19	N 89°00'39" E	21.34'
L20	N 46°19'47" E	28.28'
L21	S 43°40'13" E	21.21'
L22	S 44°20'06" E	20.97'
L23	S 01°19'47" W	30.85'
L24	N 02°28'50" E	21.21'
L25	S 44°05'26" E	50.36'
L26	N 03°03'00" E	110.00'
L27	N 07°00'00" E	110.00'
L28	N 02°00'00" E	110.00'
L29	N 02°00'00" E	110.00'
L30	N 02°00'00" E	110.00'
L31	N 02°00'00" E	110.00'
L32	S 05°42'28" E	114.54'
L33	N 15°37'45" W	126.60'
L34	N 35°04'04" W	129.32'
L35	N 02°00'00" E	9.15'
L36	S 42°33'10" E	23.00'
L37	S 44°36'10" E	28.25'
L38	N 45°23'50" E	28.32'
L39	S 01°25'51" W	21.92'
L40	S 47°26'50" W	75.50'
L41	N 45°54'34" E	13.11'
L42	N 00°17'31" E	14.99'
L43	N 47°26'50" E	12.67'

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340 E. WILLETTA ST.  
 PHOENIX, ARIZONA  
 85004  
 (602) 271-9911

DRAWN SWS DATE 1/28/97 JOB 96-322 SHEET 2 of 5

MATCHLINE SHEET 2

WESTERN CANAL

FARMER AVENUE

SHEET 3

WESTERN CANAL

FARMER AVENUE

MATCHLINE SHEET 5

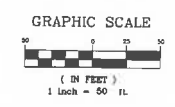
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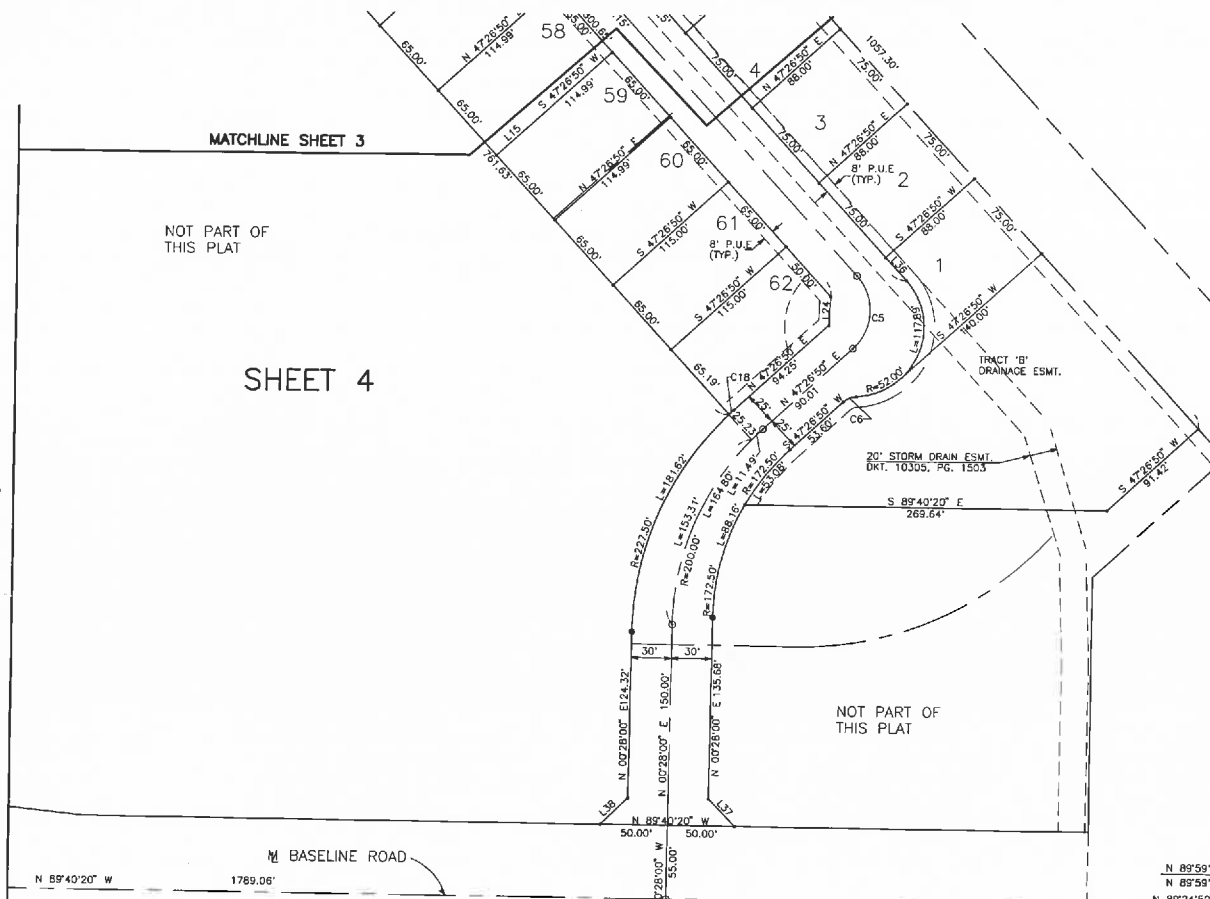
MATCHLINE SHEET 4

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S 43°40'13" E	28.28'
L2	N 46°19'47" E	21.21'
L3	S 65°15'43" E	21.43'
L4	S 01°19'47" W	13.13'
L5	S 01°19'47" W	20.12'
L6	S 01°19'47" W	36.64'
L7	S 44°20'06" E	20.97'
L8	N 45°39'54" E	21.46'
L9	S 44°20'06" E	20.97'
L10	N 90°00'00" E	9.31'
L11	N 45°39'54" E	21.46'
L12	N 90°00'00" W	9.77'
L13	S 08°24'59" E	21.55'
L14	N 89°55'16" E	20.94'
L15	N 47°26'50" E	114.99'
L16	N 41°10'10" E	46.23'
L17	N 41°10'10" E	45.51'
L18	N 00°39'09" E	21.12'
L19	N 89°59'39" E	21.34'
L20	N 46°19'47" E	28.28'
L21	S 43°40'13" E	21.21'
L22	S 44°20'06" E	20.97'
L23	S 01°19'47" E	21.21'
L24	N 02°28'50" E	21.21'
L25	S 44°05'26" E	50.36'
L26	N 00°00'00" E	110.00'
L27	N 00°00'00" E	110.00'
L28	N 00°00'00" E	110.00'
L29	N 00°00'00" E	110.00'
L30	N 00°00'00" E	110.00'
L31	N 00°00'00" E	110.00'
L32	S 03°42'28" E	114.34'
L33	N 15°37'45" W	126.50'
L34	N 35°04'04" W	129.32'
L35	N 90°00'00" E	5.19'
L36	S 42°33'10" E	23.00'
L37	S 44°36'10" E	28.25'
L38	N 45°23'50" E	26.32'
L39	S 01°25'51" W	21.92'
L40	S 47°26'50" W	75.30'
L41	N 45°54'34" E	13.11'
L42	N 00°17'51" E	14.99'
L43	N 47°28'50" E	12.67'

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C5	38.50'	60.48'	90°00'00"
C6	15.00'	10.44'	39°53'37"
C7	92.00'	21.24'	23°24'30"
C8	300.00'	14.59'	02°47'15"
C9	300.00'	8.14'	01°33'20"
C10	250.00'	14.42'	03°18'18"
C11	250.00'	14.60'	03°50'49"
C12	3679.19'	18.25'	00°17'31"
C13	275.00'	2.20'	00°27'29"
C14	275.00'	3.15'	00°39'21"
C15	250.00'	6.17'	01°52'23"
C16	250.00'	23.65'	02°25'10"
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MATCHLINE SHEET 3

NOT PART OF THIS PLAT

SHEET 4

MATCHLINE SHEET 5

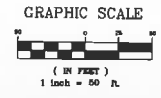
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N BASELINE ROAD

C.O.T. CONTROL PT. (#121)  
N-255,245.68'  
E-291,985.71'

N 89°59'02" W 2635.59' (DESIGN BASIS)  
N 89°59'52" E 2635.94' (C.O.T. BASIS)  
N 89°24'50" E 846.78'

BC/HH  
KYRINE RD.  
BASELINE RD.



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L6	S 01°19'47" W	35.64'
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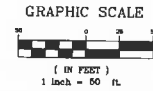
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CIVIL ENGINEERING  
LAND SURVEYING

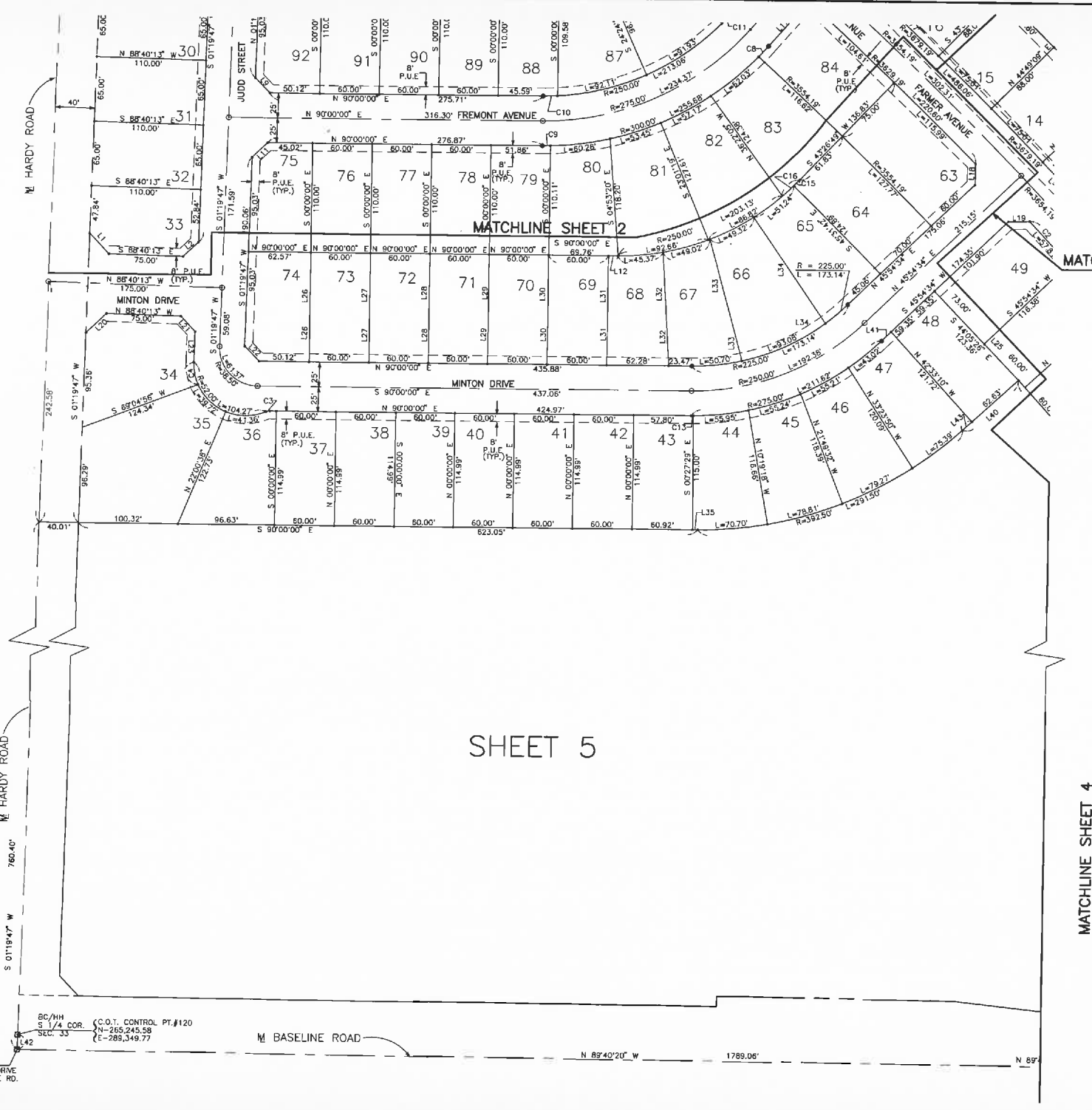
340 E. WILLETTA ST.  
PHOENIX, ARIZONA  
85004  
(602) 271-9811

DRAWN SMS DATE 1/28/97 JOB 96-322 SHEET 4 of 5



CURVE	RADIUS	LENGTH	DELTA
C1	8.00'	11.77'	84°15'39"
C2	3629.19'	57.81'	00°54'46"
C3	8.00'	3.29'	23°33'23"
C4	52.00'	23.19'	25°33'18"
C5	38.50'	60.48'	90°00'00"
C6	15.00'	10.44'	39°53'37"
C7	52.00'	21.24'	23°24'30"
C8	300.00'	14.59'	02°47'15"
C9	300.00'	5.14'	01°33'20"
C10	250.00'	14.42'	03°18'18"
C11	250.00'	14.60'	03°20'48"
C12	3679.19'	18.75'	00°17'31"
C13	275.00'	2.20'	02°27'25"
C14	275.00'	3.15'	00°39'21"
C15	250.00'	6.17'	01°52'23"
C16	250.00'	23.85'	05°25'10"
C17	3767.19'	13.20'	00°13'31"
C18	227.50'	4.93'	01°14'27"

LINE	DIRECTION	DISTANCE
L1	S 43°40'13" E	28.28'
L2	N 46°19'47" E	21.21'
L3	S 85°15'43" E	21.43'
L4	S 01°18'47" W	13.13'
L5	S 01°19'47" W	20.12'
L6	S 01°19'47" W	35.64'
L7	S 44°20'06" E	20.97'
L8	N 45°39'54" E	21.46'
L9	S 44°20'06" E	20.97'
L10	N 90°00'00" E	9.31'
L11	N 45°39'54" E	21.46'
L12	N 90°00'00" W	9.77'
L13	S 09°24'59" E	21.55'
L14	N 85°55'16" E	20.94'
L15	N 47°26'50" E	114.99'
L16	N 41°10'10" E	46.28'
L17	N 41°10'10" E	45.51'
L18	N 00°39'09" E	21.12'
L19	N 89°00'39" E	21.34'
L20	N 46°19'47" E	28.28'
L21	S 43°40'13" E	21.21'
L22	S 44°20'06" E	20.97'
L23	S 01°19'47" W	30.85'
L24	N 02°28'50" E	21.21'
L25	S 44°05'26" E	50.36'
L26	N 00°00'00" E	110.00'
L27	N 00°00'00" E	110.00'
L28	N 00°00'00" E	110.00'
L29	N 00°00'00" E	110.00'
L30	N 00°00'00" E	110.00'
L31	N 00°00'00" E	110.00'
L32	S 03°42'28" E	114.34'
L33	N 15°37'45" W	126.60'
L34	N 35°04'04" W	129.32'
L35	N 90°00'00" E	5.19'
L36	S 42°33'10" E	23.00'
L37	S 44°36'10" E	43.25'
L38	N 45°23'50" E	28.32'
L39	S 01°25'51" W	21.82'
L40	N 47°26'50" E	75.30'
L41	N 45°34'34" E	131.11'
L42	N 00°17'51" E	14.99'
L43	N 47°26'50" E	12.67'



SHEET 5

MATCHLINE SHEET 3

MATCHLINE SHEET 4

BC/HH  
 S 1/4 COR.  
 SEC. 33  
 C.O.T. CONTROL PT.#120  
 N-265,245.58  
 E-268,348.77



**D.N.A. INC.**  
 CIVIL ENGINEERING  
 LAND SURVEYING

340 E. WILLETTA ST.  
 PHOENIX, ARIZONA  
 85004  
 (602) 271-9911

DRAWN SMS DATE 1/28/97 JOB 96-322 SHEET 5 of 5