

**DEDICATION**  
 State of Arizona s.s.  
 County of Maricopa

KNOW ALL MEN BY THESE PRESENTS: That B C G Homes Inc., an Arizona corporation, as Owner, has subdivided under the name of CAPISTRANO TWO, a portion of Tract "A" and all of Tract "B" of Galleria, a subdivision of record, as recorded in Book 274 of Maps, Page 26, M.C.R. and situated in a portion of the S.W. 1/4, Section 11, T. 1 S., R. 4. E., G. & S. R. B. & M., Maricopa County, Arizona, as shown platted hereon and hereby publish this plat as and for the plat of said CAPISTRANO TWO, and hereby declares that said plat sets forth the location and gives the dimensions of the lots, tracts, streets and easements constituting same and that each lot, tract, and street shall be known by the number, letter, or name given to each respectively on said plat and 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. Tract "A" is hereby dedicated as a drainage easement. Tracts "M" through "P" are hereby dedicated as landscaping, and public utility easements. Tracts "A" thru "E" are to be maintained as landscape areas by CAPISTRANO HOME OWNERS ASSOCIATION. Tract "B" is hereby dedicated for public access, landscaping, and public utility easements.

IN WITNESS WHEREOF: B C G Homes Inc., an Arizona corporation, as Owner, has hereunto caused its corporate name to be affixed and the same to be attested by the signature of Brian G. Magee, its President, thereto duly authorized.

B C G HOMES INC. . . . . OWNER

By: *Brian G. Magee*  
 President

**ACKNOWLEDGMENT**  
 State of Arizona s.s.  
 County of Maricopa

On this, the 31<sup>ST</sup> day of MARCH, 1994, before me the undersigned officer, personally appeared Brian G. Magee, who acknowledged himself to be President of B C G Homes, Inc., an Arizona corporation, as Owner and acknowledged that he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF: I hereunto set my hand and official seal. My commission expires 4-14-96

*James C. Abrelan*  
 Notary Public

Approved by: *Troy J. Smith* 4-6-94  
 COMMUNITY DEVELOPMENT DIRECTOR Date

Approved by: *Ken Green* 4-6-94  
 City Engineer Date

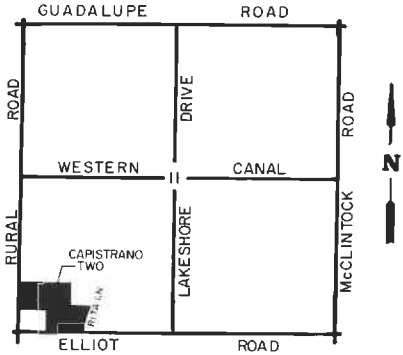
Approved by the Council of the City of Tempe, Arizona this 13<sup>th</sup> day of January, 1994

By: *Henry E. Mitchell* Attest: *Aileen R. Dowler*  
 Mayor Clerk

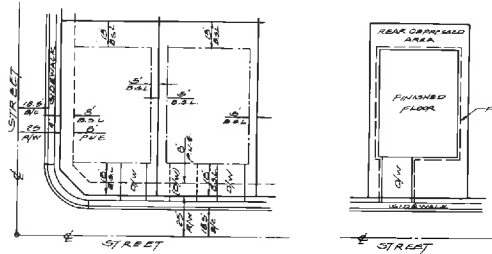


# FINAL PLAT AND P.A.D. FOR CAPISTRANO TWO

A PORTION OF TRACT "A"  
 AND ALL OF TRACT "B" OF "GALLERIA", A SUBDIVISION OF RECORD, AS RECORDED IN BOOK 274, PAGE 26, M.C.R., AND SITUATED IN A PORTION OF THE SW 1/4 OF SECTION 11, T. 1 S., R. 4 E., G. & S.R.B. & M., MARICOPA COUNTY, ARIZONA.



VICINITY MAP



TYP. BLDG. SETBACK LIMITS

TYP. LOT STORM WATER RETENTION AREA

NOTE: THE 40' LOTS ARE TO BE GRADED TO RETAIN STORM WATER IN ACCORDANCE WITH ORDINANCE 819.1

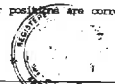
**DEVELOPER**  
 B.C.G. Homes, Inc. / Magee-Dunlap  
 4717 East McDowell Road  
 Phoenix, Arizona 85008  
 Phone: (602) 244-1540

**ENGINEER**  
 Clouse Engineering, Inc.  
 3815 North 32nd Street  
 Phoenix, Arizona 85018  
 Phone: (602) 955-4690  
 Mr. Anson Potter RLS No. 4369

**CLOUSE ENGINEERING, INC.**  
 ENGINEERS SURVEYORS  
 PHOENIX ARIZONA

**CERTIFICATION**

This is to certify that the survey and subdivision of the premises described and platted hereon were made under my direction during the month of December, 1993, and that the plat is correct and accurate, and that the monuments shown actually exist or will be set as shown. That their positions are correct and that said monuments are sufficient to enable the survey to be retraced.



Registered Professional Engineer No. 4369  
 Anson B. Potter  
 3815 North 32nd Street  
 Phoenix, Arizona 85018

**NOTES AND LEGEND**

- ◻ Indicates a corner of this subdivision. Set 5/8" rebar unless noted otherwise.
- P.U.E. Indicates public utility easement, unless noted otherwise.
- V.N.A.E. Indicates vehicular non-access easement.

Continuation within public utility easements shall be limited to utilities, and wood, wire or removable section type fencing.

This subdivision is located within the City of Tempe water service area and has been designated as having an assured water supply.

That all utilities, including street light and electric lines up to and including 12.5 K.V. installed with this development, shall be placed underground as conditional upon a permit issued by the City Engineer.

The owners of Tract "A", identified as a drainage easement on this plat, are responsible for the perpetual maintenance of said Tract in accordance with standards established by the Tempe City Engineer pursuant to Ordinance No. 8191.

No buildings or structures of any sort may be constructed within said Tract "A", which may impede the flow of water within said Tract.

Public utility easements are subordinate to the drainage easement.

**CONDITIONS OF APPROVAL ZON-93.11 SBD-93.42 SBD-91.43 SPO-94.04, SBD-94.05**

1. a. 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, reduce pickup and off-site improvements.
  - (1) Water lines and fire hydrants
  - (2) Sewer lines
  - (3) Storm drains
  - (4) Roadway improvements including street lights, curb, gutter, paving bikeway, sidewalk, bus shelter and related amenities. Sidewalks to be 8' along arterial streets or a 4' or 5' sidewalk along all other streets.
- b. Off-site improvements to bring roadways to current standards include:
  - (1) Water and sewer development fees
  - (2) Water and/or sewer participation charges
  - (3) Inspection and testing 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 underground prior to issuance of occupancy permit for this (re) development in accordance with Ordinance No. 88.85.
3. Approval of CDM's in a form acceptable to the City Attorney and Community Development Director must take place prior to recordation of the P.A.D. or plat. These CDM'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 avoided without prior approval by the City Attorney and Community Development Director. These CDM's shall be similar to those approved by the City Attorney for the Capistrano (One) Subdivision (SBD-93.27), be recorded simultaneously with the Subdivision and PAD plat, and provide that recreational vehicles may be parked only in the area designated for RV parking.
4. No variances may be created by future property lines without prior approval of the City of Tempe.
5. Valid building permit shall be obtained and substantial construction commenced within one year of date of Council approval or variance(s) and use permit(s) shall be deemed null and void.
6. Building permit shall be obtained and substantial construction commenced within two (2) years of the date of Council approval or the zoning shall revert to that in place at the time of application.
7. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
8. The Plat/PAD shall be modified to include a cover sheet, modify variance "4" to exclude lots #54-69, Mr. Hall comments (6/23) and reflect all variances and conditions as approved prior to recordation.
9. Lots # 52-66 shall be limited to one story.
10. The developer shall be responsible for installing two 15-gallon trees in front yards of all lots and three 15-gallon trees in the rear yards of lots # 1-6 and # 9-15. As part of the wheel right of way, three 15-gallon trees shall also be installed along the outside perimeter wall of lots # 29-31 and # 40-52. Details to be approved by Design Review Staff prior to recordation.
11. Landscape Plan and Plat/PAD to be modified to reflect guest parking spaces prior to recordation.

STATE OF ARIZONA } SS  
 County of Maricopa  
 I hereby certify that the within instrument was read and recorded at request of  
City of Tempe  
4-7-94 9:41  
 in Book 374  
 on page 88  
 Witness my hand and official seal the day and year aforesaid  
 This Record  
 County Recorder  
 By Sharon L. Dwyer  
 Deputy Recorder  
04-381348  
 RECORDING NUMBER

# FINAL PLAT AND P.A.D. FOR CAPISTRANO TWO

PARKSIDE AT THE GALLERIA AMENDED

STATE OF ARIZONA | SS  
County of Maricopa

I hereby certify that the within instrument was filed and recorded at request of  
City of Tempe  
4-19-04 9:41

in Book 374  
on page 25  
Witness my hand and official seal the day and year aforesaid.

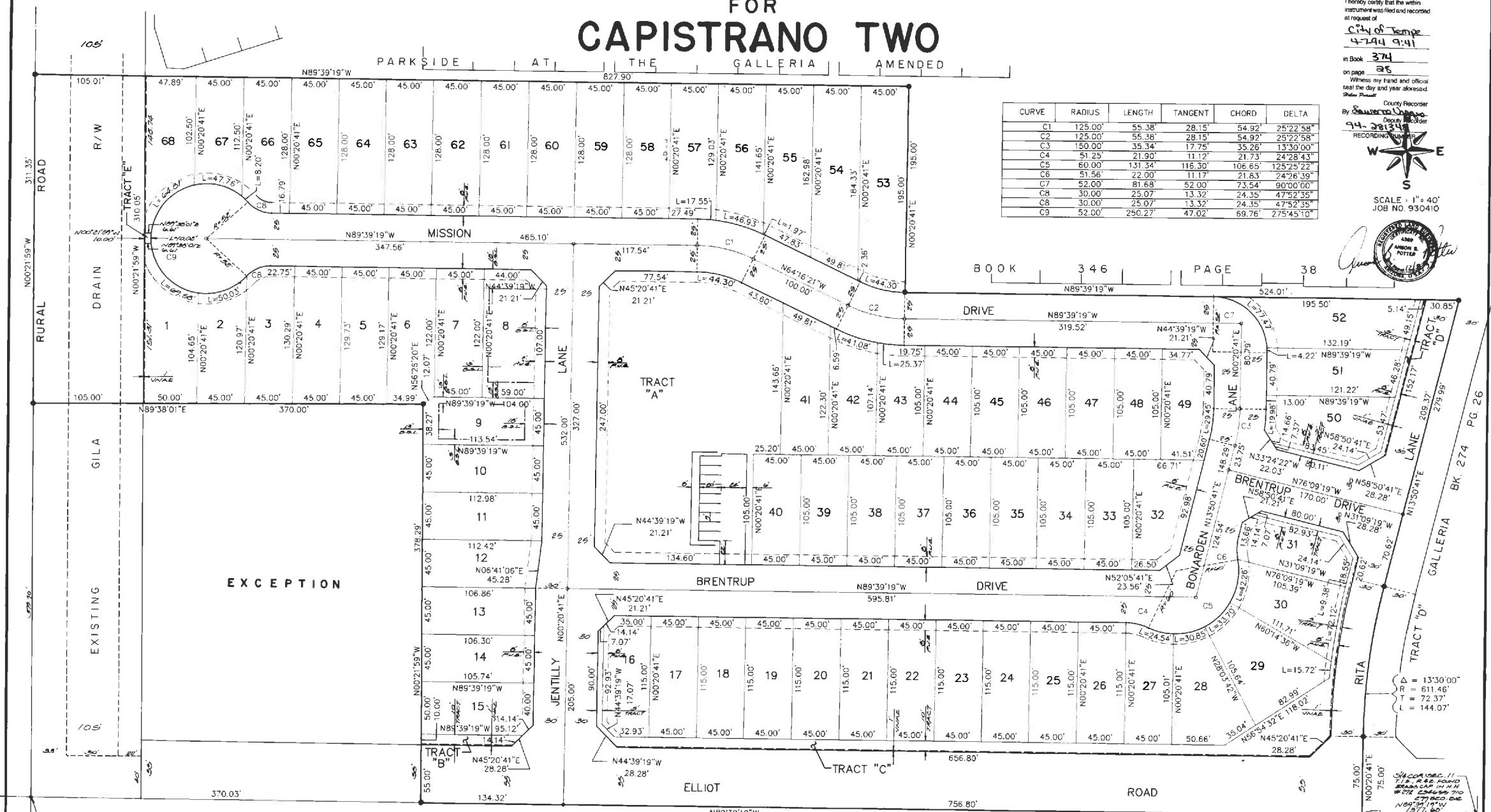
County Recorder  
By Debra J. Dyer  
Deputy Recorder  
94-2815  
RECORDING NUMBER

W N E  
S

SCALE: 1" = 40'  
JOB NO. 930410

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	125.00'	55.38'	28.15'	54.92'	25°22'58"
C2	125.00'	55.38'	28.15'	54.92'	25°22'58"
C3	150.00'	35.34'	17.75'	35.26'	13°30'00"
C4	51.25'	21.90'	11.12'	21.73'	24°28'43"
C5	60.00'	131.34'	116.30'	106.65'	125°25'22"
C6	51.56'	22.00'	11.17'	21.83'	24°26'39"
C7	52.00'	81.68'	52.00'	73.54'	90°00'00"
C8	30.00'	25.07'	13.32'	24.35'	47°52'55"
C9	30.00'	25.07'	13.32'	24.35'	47°52'55"
C9	52.00'	250.27'	47.02'	69.76'	275°45'10"

BOOK 346 PAGE 38



SW COR. SECTION 11, T.16,  
R.1E. FOUND BRASS CAP WITH  
N 271 154°31' 43.9" W  
BY 1/2" DIA. PIPE.

Δ = 13°30'00"  
R = 611.46'  
T = 72.37'  
L = 144.07'

SHOULDER COR. 11  
T.16, R.1E. FOUND  
BRASS CAP WITH  
N 271 154°31' 43.9" W  
BY 1/2" DIA. PIPE

UNSUBDIVIDED

TERRAMERE CONDOMINIUMS PHASE ONE  
BK. 288