

SITE PLAN FOR CASITAS TEMPE AMENDED A PLANNED AREA DEVELOPMENT

A REPLAT OF A PORTION OF CASITAS TEMPE, A SUBDIVISION OF RECORD, AS RECORDED IN BOOK 139, PAGE 36, M.C.R., SITUATED IN A PORTION OF THE N.W. 1/4, N.W. 1/4 SECTION 24, T. 1 N., R. 4 E., G. & S. R. B. & M., MARICOPA COUNTY, ARIZONA.

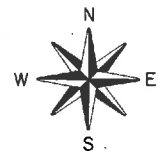
RECORDED

5-20-1977

S-77-5

APPROVAL

- ON MAY 12, 1977 THE CITY OF TEMPE'S CITY COUNCIL, BY A 7 TO 0 VOTE, APPROVED THE AMENDED CASITAS TEMPE SITE PLAN WITH THE FOLLOWING STIPULATIONS:
1. PUBLIC WORKS DEPARTMENT APPROVAL OF ALL ON AND OFF SITE IMPROVEMENTS.
 2. A 6" MORTAR WASHED MASONRY WALL AND LANDSCAPING SHALL BE REQUIRED ALONG UNIVERSITY DRIVE, DETAILS TO BE APPROVED BY CITY OF TEMPE PLANNING DEPT.
 3. TWO 16 GAL. EVERGREEN SHADE TREES BE PROVIDED PER LOT WITHIN 30 DAYS AFTER ISSUANCE OF OCCUPANCY PERMIT.
 4. EXIST ADVERTISING SIGNS LOCATED ON UNIVERSITY & MCCLINTOCK DRIVES SHALL BE BROUGHT INTO CONFORMANCE WITHIN 30 DAYS AFTER APPROVAL BY THE TEMPE CITY COUNCIL.
 5. THAT 260 PARKING STALLS BE PROVIDED FOR PHASE II (AMENDED PORTION), DETAILS TO BE APPROVED BY PLANNING DEPT. PRIOR TO RECORDING.



SCALE: 1" = 60'
JOB NO. 770305

139-36

SITE DATA:

PROPERTY IS ZONED R-2 BY THE CITY OF TEMPE.

GROSS AREA: 8.802 ACRES.

MINIMUM LOT SIZE: 70'x139' - 9730 S.F.

REMAINING LOTS: 27 REMAINING UNITS: 108

DENSITY: 12.1 UNITS PER ACRE

54 2 BEDROOM UNITS - 54 3 BEDROOM UNITS

REQUIRED PARKING: PROVIDED:

UNITS - 2 PER UNIT = 216	216 - 9x20 SPACES
GUEST - 1 PER 5 UNITS = 22	22 - 9x20 SPACES

BOAT & CAMPER - 1 AT 240 S.F. PER 5 UNITS - 11,742 S.F. - 40 SPACES 10'x44'
22 SPACES & 5280 S.F. FOR 108 UNITS
31 SPACES & 7488 S.F. FOR 156 UNITS (INCLUDES EXISTING)

REFUSE COLLECTION - 300 GALLON RAPIDRAIL CONTAINERS.

VARIANCES REQUESTED

1) SETBACKS - REQUIRED - PROVIDED
FRONT - 25' 13.5 MIN.
SIDE - 10' 50 MIN.
REAR - 15' 32'0 MIN. - (12' HALF ALLEY - 20 CARPORT)

2) OFF-SITE PARKING IN TRACTS "B" & "C" DON'T NEED A VARIANCE DUE TO ROADWAYS BEING DEDICATED TO THE CITY AS-BUILT R.O.W. IS 50'.

GENERAL DATA:

EXIST PAVING IMPROVEMENTS WERE BUILT IN ACCORDANCE WITH THE MARICOPA COUNTY STANDARDS & SPECIFICATIONS.

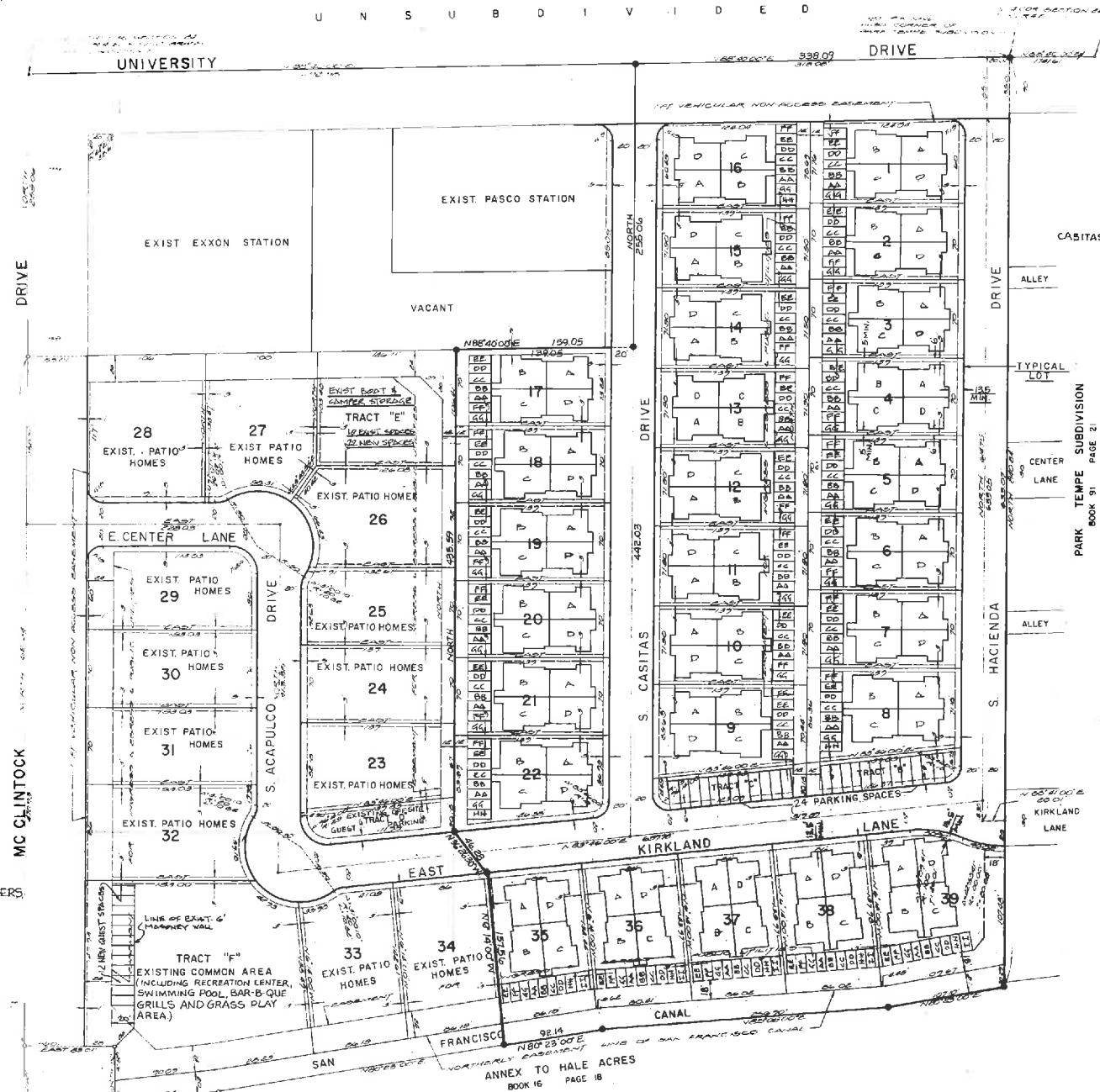
EXIST WATER & SEWER LINES WERE BUILT IN ACCORDANCE WITH THE CITY OF TEMPE STANDARDS & SPECIFICATIONS.

EXIST ELECTRICAL FACILITIES, INCLUDING STREET LIGHTS, TRANSFORMERS, ETC., WERE INSTALLED BY SALT RIVER POWER COMPANY.

EXIST TELEPHONE FACILITIES WERE INSTALLED BY MOUNTAIN STATES TELEPHONE COMPANY.

DEVELOPER
SCHROEDER - WALLACE
2211 EAST HIGHLAND AVENUE
PHOENIX, ARIZONA 85016
PHONE: 279-4964

ENGINEER
CLOUSE ENGINEERING, INC.
3815 NORTH 32ND STREET
PHOENIX, ARIZONA 85018
PHONE: 955-4690



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Pioneer National Trust Company of Arizona, an Arizona Corporation, as Trustee, has divided under the name of Casitas Tempe Amended, a Planned Area Development, a portion of Casitas Tempe a subdivision of record, as recorded in Book 139, Page 36, M. C. R. situated in a portion of the N. W. 1/4, N. W. 1/4, Section 24, T. 1 N., R. 4 E., G. & S. R. B. & M., Maricopa County, Arizona as shown platted hereon and hereby publishes this plat as and for the plat of said Casitas Tempe Amended, a Planned Area Development, and hereby declares that said plat sets forth the location and gives the dimensions of the lots, tracts, and streets constituted 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. Tracts "B" and "C" are not to be construed to be dedicated for the use of the General Public but are declared for the use of the Homeowners in Casitas Tempe Amended as more fully set forth in the declaration of covenant, conditions and restrictions.

IN WITNESS WHEREOF: Pioneer National Trust Company of Arizona, an Arizona Corporation, as Trustee, has hereunto caused its corporate name to be signed and its corporate seal to be affixed and the same to be attested by the signature of Ernest Durrant its Trust Officer, thereunto duly authorized.

PIONEER NATIONAL TRUST COMPANY OF ARIZONA

BY: Ernest Durrant
Trust Officer

ACKNOWLEDGEMENT

STATE OF ARIZONA S.S.:
COUNTY OF MARICOPA
On this, the 12th day of May, 1977 before me, the undersigned officer, personally appeared Ernest Durrant who acknowledged himself to be Trust Officer of Pioneer National Trust Company of Arizona, an Arizona Corporation, as Trustee and acknowledged that he, as such officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

IN WITNESS WHEREOF: I hereunto set my hand and official seal, My commission expires 4-20-79.

Patricia Hous
Notary Public

APPROVALS

APPROVED BY: Donfull APPROVED BY: [Signature] 5/19/77
Planning Director City Engineer

Approved by the Council of the City of Tempe, Arizona, this 12th day of May, 1977.

BY: William J. Evans ATTEST: Virginia A. Thompson
Mayor Clerk

CERTIFICATION

I, Paul E. Clouse, 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 MARCH, 1977; that the survey is true and complete as shown; that all the monuments shown actually exist; and 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
REGISTERED CIVIL ENGINEER

NOTE:

↑ INDICATES A CORNER OF THIS DEVELOPMENT SET 1/2" IRON BAR.

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PLAT OF CASITAS EAST A HORIZONTAL PROPERTY REGIME

A 57 UNIT SUBDIVISION AND P.A.D. OF TRACT A, PARK TEMPE AMENDED, A SUBDIVISION RECORDED IN BOOK 173 OF MAPS, PAGE 3, MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA

DEDICATION
State of Arizona) ss
County of Maricopa)

KNOW ALL MEN BY THESE PRESENTS: That SCHROEDER-WALLACE, a general partnership, has established a horizontal property regime (subdivision) under the name of "CASITAS EAST" all of Tract "A", "Park Tempe Amended", as shown on the plat of record in Book 173 of Maps, at page 3 in the office of the County Recorder of Maricopa County, Arizona, as shown platted hereon and hereby publishes this plat as and for the plat of "CASITAS EAST" and hereby declares that said plat sets forth the location and gives the dimensions of the units constituting the same and that each unit shall be known by the number given to each respectively on said plat. Easements are provided for the use shown.
IN WITNESS WHEREOF: SCHROEDER-WALLACE, a general partnership, has hereunto affixed its hand and seal this 9th day of January, 1979.

SCHROEDER-WALLACE
By: [Signature] Partner
By: [Signature] Partner

ACKNOWLEDGEMENT:
State of Arizona) ss
County of Maricopa)

The foregoing instrument was acknowledged before me this 9th day of January, 1979 by Kenneth Wallace and Gene Schroeder, general partners on behalf of SCHROEDER-WALLACE, a general partnership.
Oct. 7, 1980 [Signature]
My Commission Expires _____ Notary Public

- NOTES:
- This Horizontal Property Regime (Subdivision) consists of 57 units located in seven separate buildings and is subject to the Casitas East Declaration of Horizontal Property Regime and Covenants, Conditions and Restrictions of even date herewith (the "Declaration") which is an integral part of and should be consulted in connection with, this Regime.
 - The Units and Common Area are more particularly described in the Declaration. The Common Area includes all of the property except the Units. As set forth in the Declaration, the Units consist of the Apartments, assigned parking space, patio, refrigeration unit and an undivided interest in the Common Area.
 - Easements benefitting and burdening the Units and the Common Area are set forth in the Declaration together with other restrictions and limitations applicable to this Regime.
 - THE "DECLARATION" RECORDED IN DKT. 18412, PG. 302-322, MCR.

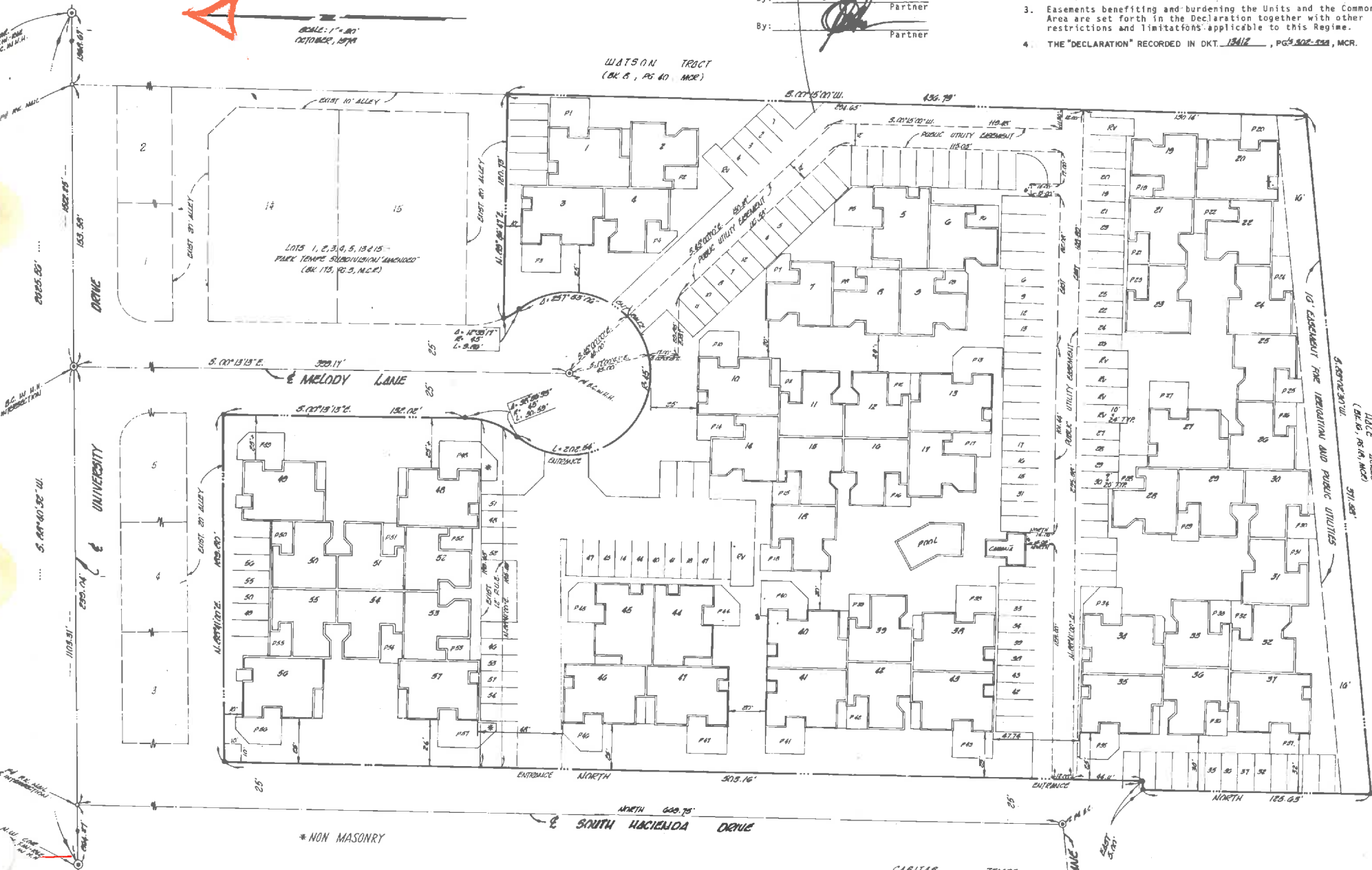
PROFILE ELEVATION SCHEDULE

Unit	Type	Low FF	High FF	Low Ceiling	High Ceiling	Cubic Content (Cu.Ft.)
1	3 BR	78.60	79.10	86.10	91.35	11,212.1
2	2 BR	78.60	79.10	86.10	90.80	7,620.6
3	3 BR	78.60	79.10	86.10	91.35	11,212.1
4	2 BR	78.60	79.10	86.10	90.80	7,620.6
5	3 BR	78.90	79.40	86.90	91.65	11,212.1
6	2 BR	78.90	79.40	86.90	91.10	7,620.6
7	2 BR	78.90	79.40	86.90	91.10	7,620.6
8	2 BR	78.90	79.40	86.90	91.10	7,620.6
9	2 BR	78.90	79.40	86.90	91.10	7,620.6
10	3 BR	79.15	79.65	87.15	91.90	11,212.1
11	2 BR	79.15	79.65	87.15	91.30	7,620.6
12	2 BR	79.15	79.65	87.15	91.30	7,620.6
13	3 BR	79.15	79.65	87.15	91.90	11,212.1
14	2 BR	79.15	79.65	87.15	91.30	7,620.6
15	2 BR	79.15	79.65	87.15	91.30	7,620.6
16	2 BR	79.15	79.65	87.15	91.30	7,620.6
17	2 BR	79.15	79.65	87.15	91.30	7,620.6
18	2 BR	79.15	79.65	87.15	91.30	7,620.6
19	2 BR	79.60	80.10	87.60	91.80	7,620.6
20	3 BR	80.90	81.40	88.90	93.65	11,212.1
21	2 BR	79.60	80.10	87.60	91.80	7,620.6
22	2 BR	80.90	81.40	88.90	93.10	7,620.6
23	2 BR	79.60	80.10	87.60	91.80	7,620.6
24	2 BR	80.90	81.40	88.90	93.10	7,620.6
25	2 BR	80.90	81.40	88.90	93.10	7,620.6
26	2 BR	80.90	81.40	88.90	93.10	7,620.6
27	3 BR	79.60	80.10	87.60	92.35	11,212.1
28	2 BR	79.60	80.10	87.60	91.80	7,620.6
29	2 BR	79.60	80.10	87.60	91.80	7,620.6
30	2 BR	80.90	81.40	88.90	93.10	7,620.6
31	2 BR	80.90	81.40	88.90	93.10	7,620.6
32	2 BR	80.90	81.40	88.90	93.10	7,620.6
33	2 BR	79.60	80.10	87.60	91.80	7,620.6
34	3 BR	78.70	79.20	86.70	91.45	11,212.1
35	3 BR	78.70	79.20	86.70	91.45	11,212.1
36	2 BR	79.60	80.10	87.60	91.80	7,620.6
37	3 BR	80.90	81.40	88.90	93.65	11,212.1
38	3 BR	78.90	79.40	86.90	91.65	11,212.1
39	2 BR	78.90	79.40	86.90	91.10	7,620.6
40	3 BR	78.90	79.40	86.90	91.65	11,212.1
41	3 BR	78.90	79.40	86.90	91.65	11,212.1
42	2 BR	78.90	79.40	86.90	91.10	7,620.6
43	3 BR	78.90	79.40	86.90	91.65	11,212.1
44	3 BR	78.90	79.40	86.90	91.65	11,212.1
45	3 BR	78.90	79.40	86.90	91.65	11,212.1
46	3 BR	78.90	79.40	86.90	91.65	11,212.1
47	3 BR	78.90	79.40	86.90	91.65	11,212.1
48	3 BR	78.30	78.80	85.80	91.65	11,212.1
49	3 BR	78.30	78.80	85.80	91.05	11,212.1
50	2 BR	78.30	78.80	85.80	90.50	7,620.6
51	2 BR	78.30	78.80	85.80	90.50	7,620.6
52	2 BR	78.30	78.80	85.80	90.50	7,620.6
53	2 BR	78.30	78.80	85.80	90.50	7,620.6
54	2 BR	78.30	78.80	85.80	90.50	7,620.6
55	2 BR	78.30	78.80	85.80	90.50	7,620.6
56	3 BR	78.30	78.80	85.80	91.05	11,212.1
57	3 BR	78.30	78.80	85.80	91.05	11,212.1

NOTE: ADD 1100.00 TO ABOVE ELEVATIONS TO MATCH BENCHMARK DATUM.

LEGEND

- CORNER THIS PROPERTY REGIME
- P 36 UNIT PATIO
- RV 10' (TYP) TYPICAL RECREATION VEHICLE PARKING SPACE
- 29' (TYP) UNIT PARKING SPACE
- 9'x20'(TYP) GUEST PARKING SPACE



LEGAL DESCRIPTION
TRACT A OF PARK TEMPE AMENDED, A SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND RECORDED IN BOOK 173 OF MAPS, PAGE 3, MARICOPA COUNTY RECORDS.

NOTE
ALL PARKING SPACES NOT SPECIFICALLY DESIGNATED ARE RESERVED FOR GUEST PARKING.

BENCH MARK
BRASS CAP AT E. CUL-DE-SAC, MELODY LANE.
ELEVATION: 1176.96 (CITY OF TEMPE DATUM)

APPROVED BY THE MAYOR & CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, ON THIS 30th DAY OF November, 1978.
BY: Harry E. Mitchell, MAYOR
ATTEST: [Signature], CITY CLERK
APPROVED BY: [Signature], CITY ENGINEER
[Signature], PLANNING DIRECTOR

CERTIFICATION
This is to certify that the survey and measurements of the premises, together with the Profile Elevation Schedule described and platted hereon, were made under my direction during the month of August, 1978, and this Plat is a correct representation thereof, to the best of my knowledge.

R. B. CUBLEY & ASSOCIATES, INC.
CONSULTING ENGINEERS
3300 S. MILL AVE., TEMPE, ARIZONA 85282
PHONE: 966-7271

