

THE FINAL PLAT AND P.A.D. MAP OF

Circle G Ranches 4 Unit 1

A SUBDIVISION & P.A.D. IN THE N.E. 1/4, SEC. 24, T.1 S., R.4 E., G&S.R.B.&M, MARICOPA COUNTY, ARIZONA

LEGEND

- SET SURVEY MONUMENT
- CORNER THIS DEVELOPMENT
- EXIST. SURVEY MONUMENT
- PUE: PUBLIC UTILITY EASEMENT
- I&EE: IRRIGATION & EQUESTRIAN EASEMENT

NOTES:

1. CONSTRUCTION WITHIN P.U.E.'S TO BE LIMITED TO PUBLIC UTILITIES, & WOOD, WIRE OR REMOVABLE SECTION FENCING ONLY.
2. ALL TELEPHONE LINES SHALL BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.

VARIANCES:

- A) REDUCTION OF FRONT AND STREET SIDE YARD SETBACK FROM 40' AND 25' TO 15' AND 15' FOR COMMON AREA.
- B) REDUCTION FROM 1 HORSE PER 6000 SQ. FT. TO 1 HORSE PER 3300 SQ. FT. AFTER THE FIRST ONE HALF ACRE FOR COMMON AREA.
- C) REDUCTION IN LOT WIDTH FROM 115' TO 90' IN R1-15 ZONING DISTRICT.
- D) REDUCTION OF LOT SIZES TO LESS THAN 1 ACRE IN THE AG DISTRICT.
- E) NO TYPICAL FLOOR PLANS AND ELEVATIONS OR LOCATION OF DRIVEWAYS.

RECITATION:

STATE OF ARIZONA
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS THAT COMMONWEALTH TITLE OF ARIZONA, AN CORPORATION, AS TRUSTEE, HAS SUBDIVIDED UNDER THE NAME OF CIRCLE G RANCH UNIT 1, A PART OF THE NE 1/4 OF SECTION 24, T.1 S., 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 CIRCLE G RANCHES 4, UNIT 1, COMMON TITLE OF ARIZONA DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIV DIMENSIONS OF THE LOTS, AND STREETS CONSTITUTING THE SUBDIVISION, EA AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN; EACH RESPECTIVE THIS PLAT AND COMMONWEALTH TITLE OF ARIZONA, AS TRUSTEE, HEREBY DEDICATES T PUBLIC FOR USE AS SUCH THE STREETS SHOWN ON SAID PLAT AND INCLUDED IN ABOVE DESCRIBED PREMISES.

EASEMENTS ARE PROVIDED FOR THE PURPOSES SHOWN. IN WITNESS WHEREOF, THE COMMONWEALTH TITLE OF ARIZONA, AN ARIZONA CORPORATI TRUSTEE, HAS HEREUNTO CAUSED ITS CORPORATE SEAL TO BE AFFIXED AND THE TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO AUTHORIZED THIS 2nd DAY OF October, 1978.

COMMONWEALTH TITLE OF ARIZONA, AS TRUSTEE

BY *K.D. Mattison*
K.D. MATTISON, SENIOR TRUST OFFICER

ACKNOWLEDGEMENT:

STATE OF ARIZONA
COUNTY OF MARICOPA

ON THIS THE 2nd DAY OF October, 1978, BEFORE ME, THE UND OFFICER PERSONALLY APPEARED KD MATTISON, WHO ACKNOWLEDGED HIMSELF TRUST OFFICER OF THE COMMONWEALTH TITLE OF ARIZONA CORPORATION, THAT HE AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE FORE INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF CORPORATION, AS TRUSTEE, BY HIMSELF AS TRUST OFFICER.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES 10th 22, 1978.

Lucia K. Quinn
NOTARY PUBLIC

ENGINEER'S CERTIFICATE:

I, WILLIAM J. NORMAN, HEREBY CERTIFY THAT I AM A CIVIL ENGINEER REGISTERED IN THE STATE OF ARIZONA; THAT THIS MAP, CONSISTING OF 1 SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN MARCH 1978 THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL THE MONUMENTS SHOW ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORP SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: *William J. Norman*
WILLIAM J. NORMAN
CITY ENGINEER

APPROVALS:

CITY ENGINEER
BY: *Paul M. Quinn*

PLANNING DIRECTOR

BY: *John J. Day*

APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA, THIS 27th DAY OF April, 1978.

BY: *Harry E. Mitche*
HAYOR

ATTEST: *Pauline J. Kemp*
CITY CLERK

STATE OF ARIZONA
COUNTY OF MARICOPA

W.J. Norman
OCT 27 1978 - 4 15

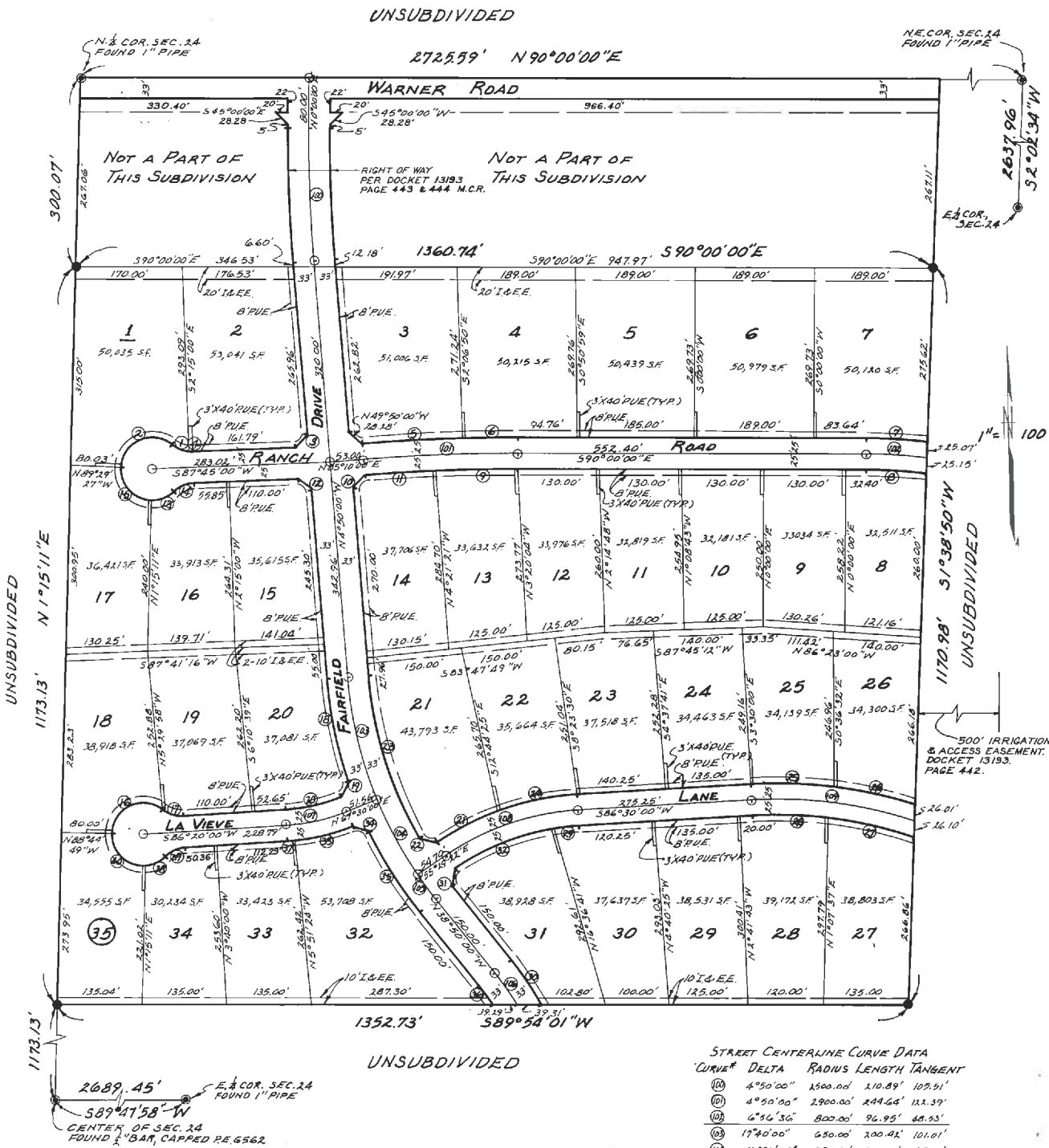
IN DECK 285

Pauline J. Kemp
CITY CLERK

GROSS AREA = 36,492 AC.
NET AREA = 31,693 AC.

William J. Norman
civil engi
1085 N. Evergreen St
Chandler, Arizona 8
(602) 963-1484

Sec 24



LOT CURVE DATA

LOT #	CURVE #	DELTA	RADIUS	LENGTH	TANGENT
1	1	31°48'33"	50.00'	29.51'	19.20'
1	2	126°39'02"	50.00'	110.52'	99.52'
2	3	N 41°27'30"E	28.79'		
2	4	7°35'51"	50.00'	4.43'	3.32'
3	5	3°06'17"	2925.00'	158.50'	79.27'
4	6	1°43'43"	2925.00'	88.25'	44.13'
7	7	6°46'57"	825.00'	97.66'	88.89'
8	8	1°46'53"	775.00'	96.24'	48.18'
13	9	2°35'28"	2875.00'	132.01'	65.02'
14	10	N 40°10'00"E	28.28'		
14	11	2°12'32"	2875.00'	112.52'	56.22'
15	12	N 44°32'30"W	17.64'		
16	13	45°50'46"	50.00'	39.19'	20.68'
16	14	41°24'35"	50.00'	36.14'	18.90'
17	15	91°15'22"	50.00'	79.64'	51.11'
18	16	126°39'02"	50.00'	110.52'	99.10'
19	17	41°24'35"	50.00'	36.14'	18.90'
20	18	13°59'28"	683.00'	162.85'	83.80'
20	19	N 22°19'30"E	27.37'		
20	20	18°50'00"	275.00'	90.39'	45.61'
21	21	14°01'12"	440.00'	107.67'	54.10'
21	22	N 77°40'56"W	29.53'		
21	23	25°21'15"	617.00'	273.03'	138.79'
22	24	16°59'26"	440.00'	130.48'	65.72'
25	25	18°26'46"	725.00'	132.10'	66.87'
26	26	10°28'49"	725.00'	132.61'	66.49'
27	27	11°53'28"	675.00'	140.40'	70.49'
28	28	10°12'19"	675.00'	120.23'	60.27'
30	29	5°25'45"	390.00'	40.02'	20.03'
31	30	9°16'32"	533.00'	86.27'	43.24'
31	31	N 8°19'41"E	29.33'		
31	32	25°47'53"	390.00'	171.06'	86.93'
32	33	16°38'36"	325.00'	94.41'	47.54'
32	34	N 69°20'27"W	27.36'		
32	35	12°39'48"	683.00'	150.95'	75.79'
32	36	4°35'19"	467.00'	37.40'	18.71'
33	37	2°11'24"	325.00'	12.22'	6.21'
34	38	40°35'25"	50.00'	35.42'	18.49'
34	39	41°24'35"	50.00'	36.14'	18.90'
35	40	95°44'21"	50.00'	83.55'	55.28'

STREET CENTERLINE CURVE DATA

CURVE #	DELTA	RADIUS	LENGTH	TANGENT
10	4°50'00"	1500.00'	210.89'	107.51'
11	4°50'00"	2900.00'	244.66'	122.39'
12	6°36'36"	800.00'	96.95'	48.93'
13	17°40'00"	650.00'	200.21'	101.01'
14	12°00'38"	650.00'	136.26'	68.38'
15	4°19'22"	650.00'	49.04'	24.53'
16	7°06'59"	500.00'	62.10'	31.09'
17	18°30'00"	300.00'	98.61'	49.75'
18	31°00'38"	415.00'	222.61'	115.13'
19	1°20'10"	700.00'	222.74'	131.90'