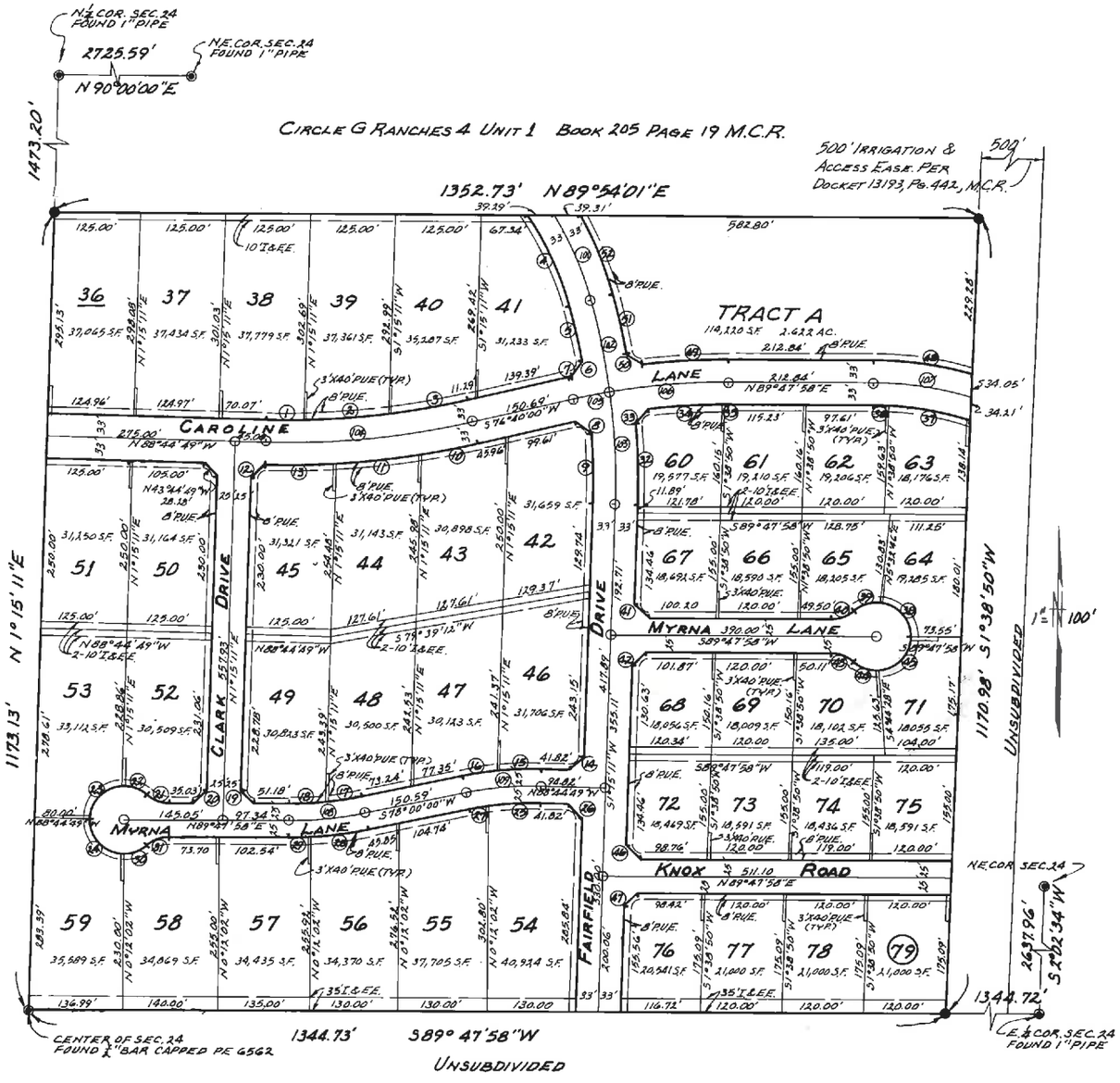
THE FINAL PLAT AND P.A.D. MAP OF

Circle G Ranches 4 Unit 2

A SUBDIVISION & P.A.D. IN THE N.E.¼, SEC.24, T.1S., R.4E., G&SRB&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 FOR LOCATION OF DRIVEWAYS.

LOT CURVE DATA

LOT#	CURVE#	DELTA	RADIUS	LENGTH	TANGENT
38	①	2°41'46"	1167.00'	54.92'	27.46'
39	②	6°10'11"	1167.00'	125.66'	62.89'
40	③	5°43'18"	1167.00'	116.52'	58.31'
41	④	18°37'57"	467.00'	147.79'	74.52'
41	⑤	4°51'41"	967.00'	82.05'	41.05'
41	⑥	N32°50'12"E	17.83'		
41	⑦	0°15'17"	1033.00'	4.64'	2.32'
42	⑧	N 54°04'12"W	30.31'		
42	⑨	6°03'37"	967.00'	102.28'	51.19'
43	⑩	5°50'08"	1233.00'	82.58'	41.29'
44	⑪	5°51'56"	1233.00'	126.23'	63.17'
45	⑫	N46°15'11"E	28.28'		
45	⑬	4°53'06"	1233.00'	105.13'	52.59'
46	⑭	N46°15'11"E	28.28'		
46	⑮	7°27'35"	500.00'	65.10'	32.60'
47	⑯	5°47'36"	500.00'	50.56'	25.30'
48	⑰	9°57'36"	525.00'	54.61'	27.33'
49	⑱	5°50'22"	525.00'	53.51'	26.78'
49	⑲	N44°18'26"W	28.64'		
52	⑳	N 45 31'34"E	27.92'		
52	㉑	41°24'35"	50.00'	36.14'	18.90'
52	㉒	45°41'43"	50.00'	39.88'	21.07'
53	㉓	84°05'39"	50.00'	73.53'	45.23'
59	㉔	91°16'23"	50.00'	79.65'	51.12'
54	㉕	9°42'01"	450.00'	76.18'	38.18'
54	㉖	N43°44'49"W	28.28'		
55	㉗	3°33'10"	450.00'	27.90'	13.96'
56	㉘	8°33'48"	575.00'	85.94'	43.05'
57	㉙	3°04'10"	575.00'	32.48'	16.24'
58	㉚	41°35'25"	50.00'	36.29'	18.99'
58	㉛	41°14'35"	50.00'	36.14'	18.90'
60	㉜	6°37'34"	1033.00'	119.46'	59.80'
60	㉝	N38°42'52"E	27.83'		
60	㉞	6°42'53"	967.00'	113.33'	56.75'
61	㉟	0°16'58"	967.00'	4.77'	2.39'
62	㊱	2°44'45"	467.00'	22.38'	11.19'
63	㊲	14°54'54"	467.00'	121.57'	61.13'
64	㊳	84°15'12"	50.00'	73.52'	45.22'
65	㊴	47°09'23"	50.00'	41.15'	21.82'
65	㊵	41°24'35"	50.00'	36.14'	18.90'
67	㊶	N44°18'26"W	28.64'		
68	㊷	N45 31 39"E	27.92'		
70	㊸	41°24'35"	50.00'	36.14'	18.90'
70	㊹	45°57'01"	50.00'	40.10'	21.20'
71	㊺	85°27'38"	50.00'	74.58'	46.19'
72	㊻	N44°18'26"W	28.64'		
76	㊼	N45°31'35"E	27.92'		
TRACT A	㊽	15°39'39"	533.00'	145.69'	73.30'
TRACT A	㊾	7°06'16"	1033.00'	128.09'	64.13'
TRACT A	㊿	N54°13'28"W	17.32'		
TRACT A	(51)	4°58'05"	1033.00'	89.57'	44.81'
TRACT A	(52)	18°26'44"	533.00'	135.08'	68.23'

STREET CENTERLINE CURVE DATA

CURVE#	DELTA	RADIUS	LENGTH	TANGENT
(101)	15°36'18"	500.00'	136.18'	68.51'
(102)	7°52'41"	1000.00'	137.50'	68.88'
(103)	9°29'13"	1000.00'	165.58'	82.98'
(104)	14°35'11"	1200.00'	305.50'	153.58'
(105)	3°07'06"	1000.00'	54.43'	27.22'
(106)	10°00'52"	1000.00'	174.79'	87.62'
(107)		500.00		
(108)	11°47'58"	550.00'	113.27'	56.85'
(109)	13°15'11	475.00	109.87	55.18'

DEDICATION:

STATE OF ARIZONA
COUNTY OF MARICOPA ss

KNOW ALL MEN BY THESE PRESENTS THAT COMMONWEALTH TITLE OF ARIZONA, AN ARIZ CORPORATION, AS TRUSTEE, HAS SUBDIVIDED UNDER THE NAME OF CIRCLE G RANCH UNIT 2, A PART OF THE NE 1/4 OF SECTION 24, T.1S., R.4E., G&S.R.B.&M., MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES T PLAT AS AND FOR THE PLAT OF SAID CIRCLE G RANCHES 4, UNIT 2, COMMONWEALTH OF ARIZONA DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES DIMENSIONS OF THE LOTS, AND STREETS CONSTITUTING THE SUBDIVISION, EACH L AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY THIS PLAT AND COMMONWEALTH TITLE OF ARIZONA, AS TRUSTEE, HEREBY DEDICATES TO T PUBLIC FOR USE AS SUCH THE STREETS SHOWN ON SAID PLAT AND INCLUDED IN THI ABOVE DESCRIBED PREMISES.

EASEMENTS ARE PROVIDED FOR THE PURPOSES SHOWN.

IN WITNESS WHEREOF, THE COMMONWEALTH TITLE OF ARIZONA, AN ARIZONA CORPORATION, TRUSTEE, HAS HEREUNTO CAUSED ITS CORPORATE SEAL TO BE AFFIXED AND THE SA TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS 6th DAY OF December, 1978.

COMMONWEALTH TITLE OF ARIZONA, AS TRUSTEE

BY: _____
RICHARD L. BENSON; SENIOR TRUST OFFICER

ACKNOWLEDGEMENT:

STATE OF ARIZONA
COUNTY OF MARICOPA ss

ON THIS THE 6 DAY OF December, 1978, BEFORE ME, THE UNDER SIGNED OFFICER PERSONALLY APPEARED RICHARD L. BENSON, WHO ACKNOWLEDGED HIMSE TO BE TRUST OFFICER OF THE COMMONWEALTH TITLE OF ARIZONA, AN ARIZONA CORPORATIO AND THAT HE AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE FORE GOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME O THE CORPORATION, AS TRUSTEE, BY HIMSELF AS TRUST OFFICER.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES

NOTARY PUBLIC Linda K. Brunes
My Commission Expires

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; TH 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 CORRECTL SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: William J. Norman
WILLIAM J. NORMAN, R.E. 5562

APPROVALS:

CITY ENGINEER

BY: _____ 12-22-78
DATE

PLANNING DIRECTOR

BY: Don Hall 12/24/78
DATE

APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA, THIS 20th DAY OF April, 1978.

BY: _____
MAYOR

ATTEST: _____

GROSS AREA = 36.275 Ac.
NET AREA = 29.916 Ac.

William J. Norman
civil enginee
1085 N. Evergreen Stree
Chandler, Arizona 8522
(602) 963-1484