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

Circle G Ranches 4 Unit 1

A SUBDIVISION & P.A.D. IN THE N.E. ¼, 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.

LOT CURVE DATA

LOT#	CURVE#	DELTA	RADIUS	LENGTH	TANGENT
1	(1)	35°44'35"	50.00'	33.51'	17.38'
1	(2)	126°39'26"	50.00'	110.53	99.52'
2	(3)	N 41°23'06"E	28.91'		
2	(4)	9°26'51"	50.00'	8.43'	3.32'
3	(5)	3°06'17"	3985.00'	158.50'	79.27'
4	(6)	1°41'43"	3985.00'	88.25'	44.13'
7	(7)	6°46'53"	815.00'	97.46'	48.83'
8	(8)	7°46'53"	775.00'	96.34'	48.18'
13	(9)	3°35'38"	2875.00'	130.01'	65.02'
14	(10)	N 40°10'00"E	38.38'		
14	(11)	3°38'35"	2875.00'	108.93'	54.46'
15	(12)	N 44°33'30"W	27.64'		
16	(13)	45°38'46"	50.00'	39.79'	20.88'
16	(14)	41°34'35"	50.00'	36.28'	19.30'
17	(15)	91°15'32"	50.00'	79.68'	51.11'
18	(16)	126°39'26"	50.00'	110.53'	99.18'
19	(17)	4°54'25"	50.00'	3.42'	1.90'
20	(18)	13°55'48"	683.00'	166.85'	83.84'
20	(19)	N 24°10'38"E	27.37'		
20	(20)	18°50'49"	275.00'	90.39'	45.61'
21	(21)	14°01'12"	440.00'	107.67'	54.10'
21	(22)	N 77°50'54"W	29.33'		
21	(23)	25°21'15"	615.00'	273.03'	138.79'
22	(24)	16°59'36"	440.00'	130.48'	65.74'
25	(25)	10°26'46"	725.00'	132.18'	66.27'
26	(26)	18°28'49"	725.00'	233.81'	66.49'
27	(27)	11°55'28"	675.00'	140.48'	70.49'
28	(28)	10°21'19"	675.00'	120.33'	60.37'
30	(29)	5°15'45"	390.00'	40.02'	20.03'
31	(30)	9°06'34"	525.00'	86.39'	43.24'
31	(31)	N 8°19'21"E	29.33'		
31	(32)	25°21'53"	390.00'	171.00'	86.93'
32	(33)	16°38'36"	325.00'	94.41'	47.54'
32	(34)	N 49°20'07"W	27.36'		
32	(35)	12°39'48"	683.00'	150.95'	75.77'
33	(36)	4°35'19"	467.00'	37.40'	18.71'
33	(37)	2°11'26"	325.00'	12.42'	6.21'
34	(38)	40°35'25"	50.00'	35.42'	18.49'
34	(39)	41°28'35"	50.00'	36.18'	18.90'
35	(40)	95°48'21"	50.00'	83.59'	55.28'

STREET CENTERLINE CURVE DATA

CURVE#	DELTA	RADIUS	LENGTH	TANGENT
(41)	6°50'00"	1500.00'	178.89'	89.51'
(42)	4°50'00"	1800.00'	149.54'	74.79'
(43)	6°46'36"	800.00'	94.93'	47.53'
(44)	17°40'00"	650.00'	200.42'	101.01'
(45)	11°00'38"	650.00'	124.34'	62.38'
(46)	4°19'33"	650.00'	49.04'	24.52'
(47)	7°06'59"	500.00'	62.01'	31.05'
(48)	18°30'10"	300.00'	98.61'	49.75'
(49)	21°00'38"	415.00'	328.61'	175.13'
(50)	21°20'00"	700.00'	362.76'	183.90'

DEDICATION:

STATE OF ARIZONA
COUNTY OF MARICOPA ss.

KNOW ALL MEN BY THESE PRESENTS THAT COMMONWEALTH TITLE OF ARIZONA, AN ARIZONA CORPORATION, AS TRUSTEE, HAS SUBDIVIDED UNDER THE NAME OF CIRCLE G RANCHES 4, UNIT 1, A PART OF THE N.E. ¼ OF SECTION 24, T.1S., R.4E., G&S.R.B.&M., MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF THIS CIRCLE G RANCHES 4, UNIT 1. COMMONWEALTH TITLE OF ARIZONA DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, AND STREETS CONSTITUTING THE SUBDIVISION. EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON THIS PLAT AND COMMONWEALTH TITLE OF ARIZONA, AS TRUSTEE, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS SHOWN ON SAID PLAT ARE INCLUDED IN THE ABOVE DESCRIBED PREMISES.

EASEMENTS ARE PROVIDED FOR THE PURPOSES SHOWN.

IN WITNESS WHEREOF, THE COMMONWEALTH TITLE OF ARIZONA, AN ARIZONA CORPORATION, AS TRUSTEE, HAS HEREUNTO CAUSED ITS CORPORATE SEAL TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS 2nd DAY OF October, 1978.

COMMONWEALTH TITLE OF ARIZONA, AS TRUSTEE

BY _____
K.D. MATTISON, SENIOR TRUST OFFICER

ACKNOWLEDGEMENT:

STATE OF ARIZONA
COUNTY OF MARICOPA ss

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

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

Linda 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; THAT 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 CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: William J. Norman
WILLIAM J. NORMAN

APPROVALS:

CITY ENGINEER

BY: Lon M. Stimson 10-10-78
DATE

PLANNING DIRECTOR

BY: [illegible] 10/27/78
DATE

APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA, THIS 26th DAY OF April, 1979.

BY: Harry E. Mitchell
MAYOR

ATTEST: Pauline A. Singleton
CITY CLERK

STATE OF ARIZONA
County of Maricopa ss
I hereby certify that this instrument was filed and duly recorded
OCT 27 1978 4 45
in Book 295 of Maps, Page 29
W. J. Morrison
Linda Wilson
County Recorder

GROSS AREA = 36.492 Ac.
NET AREA = 31.693 Ac.

William J. Norman
civil engineer
1085 N. Evergreen Street
Chandler, Arizona 85224
(602) 963-148

Circle G Ranches 4 Unit 1

754