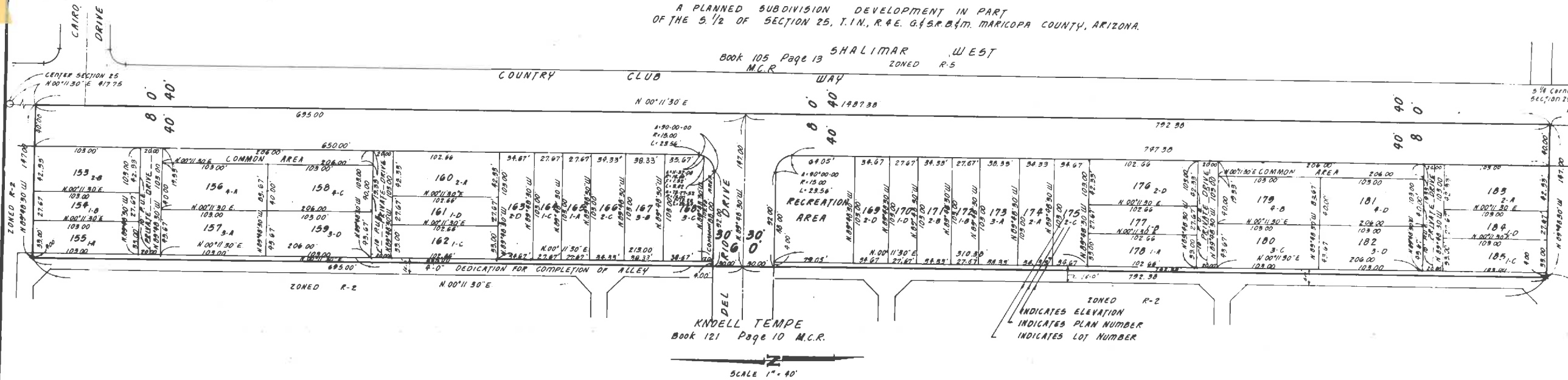
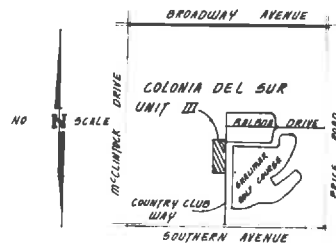


# COLONIA DEL SUR-UNIT III

A PLANNED SUBDIVISION DEVELOPMENT IN PART OF THE S 1/2 OF SECTION 25, T.1N., R.4E. G.4S.R.B.4M. MARICOPA COUNTY, ARIZONA.



### VICINITY MAP



### DEDICATION

State of Arizona } 55  
County of Maricopa }

KNOW ALL MEN BY THESE PRESENTS: That Knell Bros. Construction Inc., an Arizona Corporation, as owner, has subdivided under the name of COLONIA DEL SUR-UNIT III part of the S 1/2 of Section 25, T.1N., R.4E., G.4S.R.B.4M., Maricopa County, Arizona, as shown planned hereon and hereby declares that said plat sets forth the location and gives dimension of the lots, streets, and alleys, and each lot and each street shall be known by the number or name that is given to each, respectively, on said plat and that Knell Bros. Construction Inc., as owner, hereby dedicates to the public for use as such, the streets, alleys and easements as indicated on said plat. Furthermore a homeowners association will be formed to improve and maintain the recreation areas, private drives and common areas.

KNELL BROS CONSTRUCTION INC AS OWNER  
by Frank E. Knell, Jr., Pres Margaret E. Knell, Sec

### ACKNOWLEDGEMENT

State of Arizona } 55  
County of Maricopa }

On this the \_\_\_\_\_ day of \_\_\_\_\_, 1972, before me the undersigned officer, personally appeared \_\_\_\_\_ who acknowledged \_\_\_\_\_ self to be an officer of Knell Bros Construction Inc of Arizona an Arizona Corporation, and he as such officer being a married man, executed the foregoing instrument for purposes therein contained by signing the name of the corporation as such officer IN WITNESS WHEREOF I HEREBY SET MY HAND AND OFFICIAL SEAL.

Notary Public, \_\_\_\_\_ Date \_\_\_\_\_

### APPROVALS

Approved by the Planning Department of the City of Tempe, this \_\_\_\_\_ day of \_\_\_\_\_, 1972.  
BY: \_\_\_\_\_  
Approved by the City Engineer of the City of Tempe, this \_\_\_\_\_ day of \_\_\_\_\_, 1972.  
BY: \_\_\_\_\_  
Approved by the City Council of the City of Tempe, this \_\_\_\_\_ day of \_\_\_\_\_, 1972.  
BY: \_\_\_\_\_ Mayor \_\_\_\_\_ City Clerk

### ENGINEERS CERTIFICATE

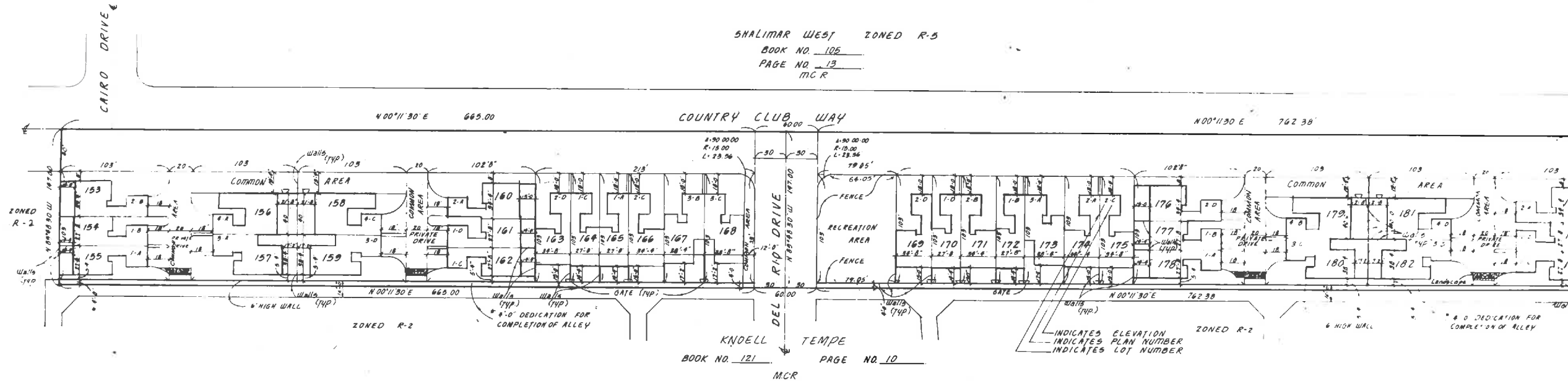
I, \_\_\_\_\_, hereby certify that I am a Registered Civil Engineer of the State of Arizona. That this map consisting of \_\_\_\_\_ sheets, correctly represents a survey made under my supervision during the month of \_\_\_\_\_, 1971. That the survey is true and complete as shown, that all the monuments actually exist or will be set as shown, that these positions are correctly shown and that said monuments are sufficient to enable the survey to be retraced.  
Dated: DECEMBER \_\_\_\_\_, 1971

\_\_\_\_\_  
Registered Civil Engineer  
PE 30

JAN 1 0 72 - 10 10  
- BJK-145

# COLONIA DEL SUR-UNIT III

A PLANNED RESIDENTIAL DEVELOPMENT IN PART OF THE  
5 1/2 OF SECTION 25, T. 1 N., R. 4 E. G. & S. R. B. & M. MARICOPA COUNTY, ARIZONA

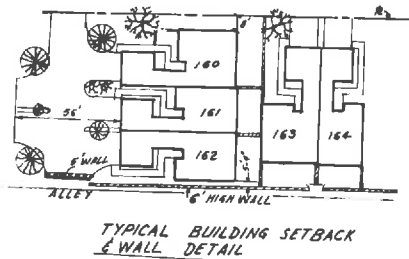
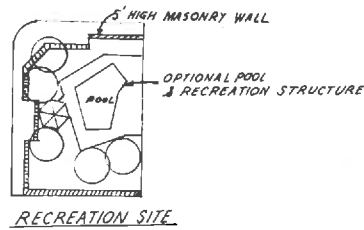


## FINAL SITE PLAN

R-2 & P.R.D.

### PLANNED RESIDENTIAL DEVELOPMENT

ZONING R-2	
TOTAL GROSS AREA	5.0 AC
TOTAL NET AREA AFTER ALL DEDICATIONS	3.4 AC (147,020 SQ. FT.)
TOTAL BLDG. AREA UNDER ROOF	58,950 SQ. FT.
LOT COVERAGE SHOWN AFTER PER MEYER DEDICATIONS	90%
MAX. LOT COVERAGE OR ANY INDIVIDUAL LOT	65%*
TOTAL UNITS ALLOWABLE AFTER PERIMETER DEDICATIONS	89
TOTAL UNITS SHOWN	93 UNITS
TOTAL AREA PER UNIT AFTER ALL DEDICATIONS	4,950 SQ. FT.
TOTAL UNITS PER ACRE AFTER ALL DEDICATIONS	9.9 UNITS



### ADDITIONAL CONDITIONS OF APPROVAL

1. A landscaping plan is to be approved by the Planning Department prior to the issuance of a building permit. The landscaping is to be installed by the developer and maintained by a homeowners association.
2. A homeowners association is to be formed prior to the sale of any homes. The Planning Department shall review the deed restrictions for adequacy.
3. Each unit shall be provided with a double carport.
4. Public Works Department must approve of all street dedications, improvements of alleys, easements and driveways.
5. That adequate fencing shall be provided around the recreation area, the design of which shall be approved by the Planning Staff.

### ENGINEERS CERTIFICATE

I, K. C. CHOPRA hereby certify that I am a Registered Civil Engineer of the State of Arizona; that this map consisting of sheets, correctly represents a survey made under my supervision during the month of June, 1971; that the survey is true and complete as shown; that all the monuments 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.

Dated June 22, 1971, 1971.



Registered Civil Engineer  
PE NO.

### GENERAL NOTES:

1. ALL BUILDINGS SHALL BE 1 STORY MAX. 15' HEIGHT.
2. MAX. ROOF PROJECTION - 5'-0" INTO ANY FRONT OR REAR YARD.
3. MASONRY WALLS MAY BE CONSTRUCTED AROUND EACH LOT 5'-0" REAR YARD & 5' OTHER AREAS AS SHOWN ON PLANS.
4. MIN. YARD REQ'S - (SEE PLAN FOR EXCEPTIONS):  
FRONT YARD TO FRONT OF BLDG. - 10 FT.  
5' FEET SIDE YARD - SEE PLAN  
INTERIOR SIDE YARD - 0-0'  
REAR YARD - 12 FT.
5. MIN. LOT WIDTH - 27'-0"
6. VARIANCES FROM THE ORDINANCE

### LEGEND:

MIN. LOT WIDTH	PLAN NUMBER	NO. OF UNITS
27'-0"	1	12
30'-4"	2	10
38'-4"	3	7
40'-0"	4	4
		33 UNITS TOTAL

### INDIVIDUAL LOT COVERAGE

PLAN NUMBER	MIN. LOT AREA	BLDG. AREA UNDER ROOF	LOT COVERAGE	TOTAL BLDG. AREA ALL BUILDINGS
1	2822 SQ. FT.	1,540 SQ. FT.	54%	18,500 SQ. FT.
2	3,500 SQ. FT.	1,725 SQ. FT.	50%	17,250 SQ. FT.
3	3,950 SQ. FT.	2,055 SQ. FT.	54%	18,400 SQ. FT.
4	4,988 SQ. FT.	2,200 SQ. FT.	46%	8,800 SQ. FT.

JUN 1 0 7 2 1971  
6-145

K. C. CHOPRA 8408 E. EDGEMONT 5101 S. DALE ARIZONA 846-600	ENGINEERS REGISTERED CIVIL ENGINEER
FINAL SITE PLAN COLONIA DEL SUR UNIT III KNOLL BROS. CONSTR. 944 A. AMEDA TEMPE	
JOB DRAWING DATE 7/10/71	REVISIONS