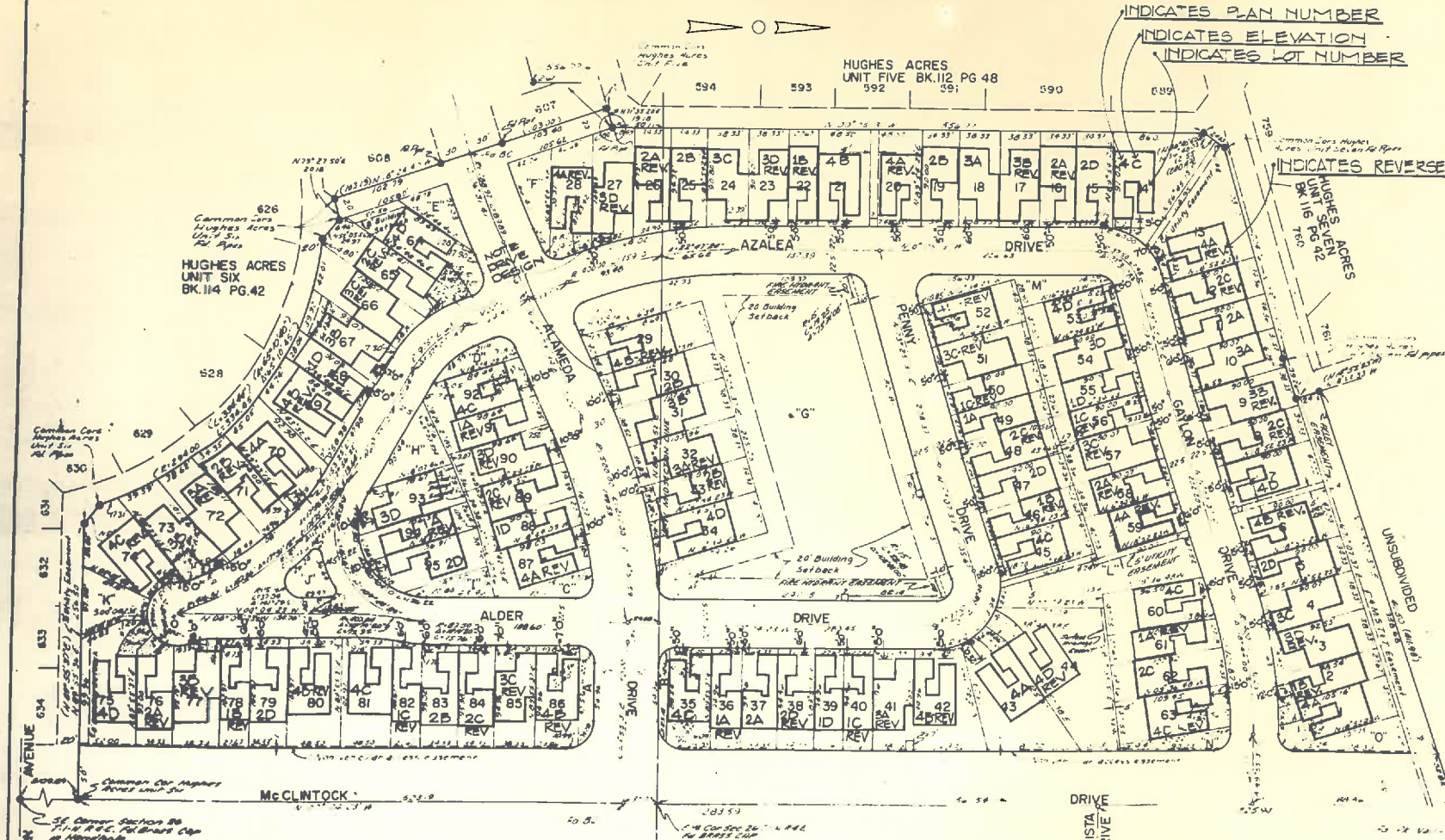


# COLONIA DEL SUR

A SUBDIVISION AND  
A PLANNED RESIDENTIAL DEVELOPMENT  
IN PART OF THE N.E. 1/4, N.E. 1/4, S.E. 1/4, &  
PART OF THE S.E. 1/4, N.E. 1/4, SECTION 26, T.1N-  
R.4E. G. 8SR88M, MARICOPA COUNTY, ARIZONA



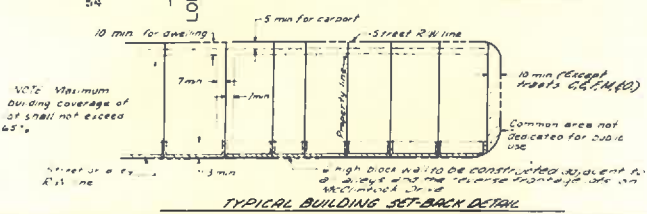
INDICATES PLAN NUMBER  
INDICATES ELEVATION  
INDICATES LOT NUMBER

INDICATES REVERSED PLAN

**LEGEND**

- indicates corner of this subdivision, set & non pipe unless otherwise noted
- (10319) indicates reserved distance or bearing which is not pertinent to this measured boundary
- 20 indicates transformer easement, fence or other obstructions are not to be constructed on either side of easement

MINIMUM BUILDING SET-BACKS\*  
Unless otherwise noted hereon:  
Setback to front property line 5 ft  
Building to front 5 ft  
Side street 5 ft  
rear 5 ft  
\*Set-backs shall be greater in more than 3 feet in any one direction



## DEDICATION

State of Arizona }  
County of Maricopa }  
KNOW ALL MEN BY THESE PRESENTS:  
That Transamerica Title Insurance Company of Arizona, an Arizona Corporation as Trustee, has subdivided under the name of COLONIA DEL SUR, part N.E. 1/4, N.E. 1/4, S.E. 1/4 and part of the S.E. 1/4, N.E. 1/4, S.E. 1/4, G. 8SR88M, Maricopa County, Arizona, as shown plotted hereon and hereby publishes this plat as and for the plat of said COLONIA DEL SUR and hereby dedicates that said plat sets forth the location and gives the dimensions of lots, streets and alleys constituting same and each lot and each easement on said plat and that Transamerica Title Insurance Company of Arizona as Trustee, hereby dedicates to the public for use as such the street, easements as indicated on said plat. There is hereby dedicated those portions of the premises identified as Tracts 19 thru 20 to the uses as shown on the declaration of covenants, conditions and restrictions for COLONIA DEL SUR to be hereafter recorded. Tracts 19 thru 20 are not dedicated to the uses of the public. Easements are dedicated for the purposes. Furthermore the Home Owners Association will maintain these unimproved areas adjoining McClintock Drive.

IN WITNESS WHEREOF Transamerica Title Insurance Company of Arizona, an Arizona Corporation, as trustee, has hereunto caused its corporate name to be signed and its corporate seal to be affixed by the undersigned officer thereunto authorized this 15th day of December, 1970.  
TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA AS TRUSTEE

BY: Richard J. Zimmerman Trust Officer 12-15-70 Date

## ACKNOWLEDGEMENT

State of Arizona }  
County of Maricopa }  
On this the 15th day of December, 1970, before me the undersigned officer, personally appeared Richard J. Zimmerman who acknowledged himself to be a trust officer of Transamerica Title Insurance Company of Arizona, an Arizona Corporation, and he as such officer, being duly sworn to do, executed the foregoing instrument for purposes therein contained by signing the name of the corporation, as trustee.

IN WITNESS WHEREOF I HERETO SET MY HAND AND OFFICIAL SEAL

BY: Richard J. Zimmerman Notary Public 12-15-70 Date

## APPROVALS

Approved by Planning Department of the City of Tempe this 15th day of December, 1970

BY: Ch. L. C.

Approved by City Engineer of the City of Tempe this 15th day of December, 1970

BY: \_\_\_\_\_

Approved by City Council of the City of Tempe this 15th day of December, 1970

BY: Richard J. Zimmerman Mayor ATTEST: Virginia P. Pappas City Clerk

## ENGINEERS CERTIFICATE

I Gerald F. Sudbeck, hereby certify that I am a registered Civil Engineer of the State of Arizona; that this map, consisting of 1 sheet correctly represents a survey made under my supervision during the month of March 1970; 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.

12/15/70 Dated  
Gerald F. Sudbeck Professional Engineer

SUDBECK ENGINEERING CO.  
SCOTTSDALE, ARIZONA  
6415 E. THOMAS RD.

DATE: 12-15-70  
DRAWN BY: G.D.B.  
CHECKED BY: \_\_\_\_\_

# COLONIA DEL SUR

A SUBDIVISION AND  
A PLANNED RESIDENTIAL DEVELOPMENT  
IN PART OF THE N.E. 1/4, NE. 1/4, SE. 1/4, &  
PART OF THE SE. 1/4, NE. 1/4, SECTION 26, T.1N.  
R.4E. G & SRB & M, MARICOPA COUNTY, ARIZONA

## DEDICATION

State of Arizona } ss  
County of Maricopa }

KNOW ALL MEN BY THESE PRESENTS:  
That Transamerica Title Insurance Company of Arizona, an Arizona Corporation, as Trustee, has subdivided under the name of COLONIA DEL SUR, part of the NE 1/4, NE 1/4, SE 1/4 and part of the SE 1/4, NE 1/4, Sec. 26, T.1N, 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 said COLONIA DEL SUR and hereby declares that said plat sets forth the location and gives the dimensions of the lots, streets and alleys constituting same 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 Transamerica Title Insurance Company of Arizona, as Trustee, hereby dedicates to the public for use as such, the streets and easements as indicated on said plat. There is hereby dedicated those portions of the premises identified as Tracts A thru O to the uses as shown in the declaration of covenants, conditions and restrictions for COLONIA DEL SUR to be hereafter recorded. Tracts A thru O are not dedicated to the uses of the public. Easements are dedicated for the purposes shown. Furthermore the Home Owners Association will maintain those unimproved areas adjoining Mc Clintock Drive.

IN WITNESS WHEREOF: Transamerica Title Insurance Company of Arizona, an Arizona corporation, as trustee, has hereunto caused its corporate name to be signed and its corporate seal to be affixed by the undersigned officer thereunto duly authorized this 15th day of December, 1970.

TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA AS TRUSTEE

BY: Hazel Simmons 12-15-70  
Trust Officer Date

## ACKNOWLEDGEMENT

State of Arizona } ss  
County of Maricopa }

On this the 15th day of December, 1970, before me the undersigned officer, personally appeared Hazel Simmons who acknowledged himself to be a trust officer of Transamerica Title Insurance Company of Arizona, an Arizona Corporation, and he as such officer, being authorized so to do, executed the foregoing instrument for purposes therein contained, by signing the name of the corporation, as trustee.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL

BY: Kathleen Bessa 8-6-74  
Notary Public Date

## APPROVALS

Approved by Planning Department of the City of Tempe this 6th day of JANUARY, 1971

BY: Sen Ful

Approved by City Engineer of the City of Tempe this 4th day of January 1971

BY: Richard

Approved by City Council of the City of Tempe this 19th day of NOVEMBER 1970

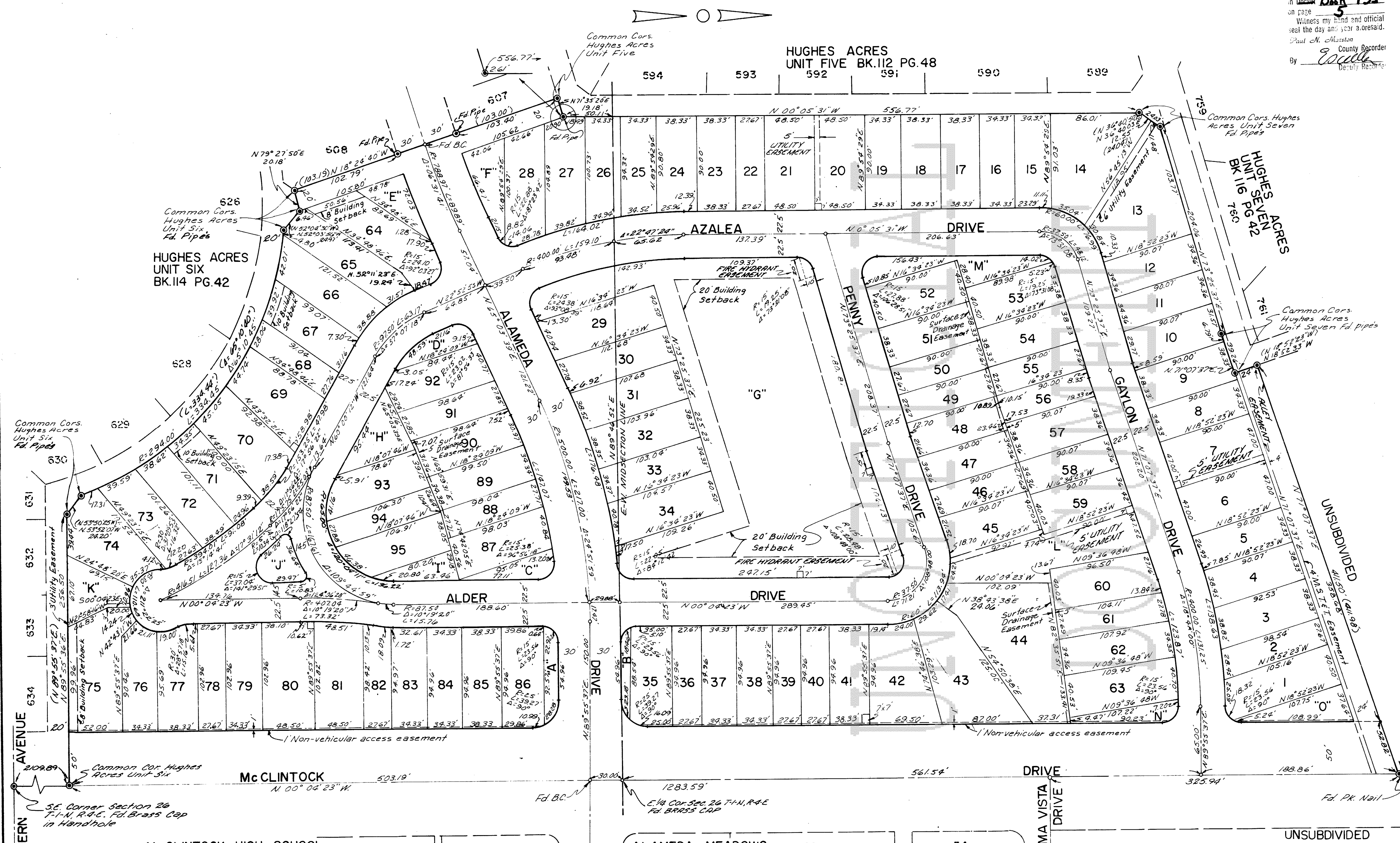
BY: Dale P. Hummer ATTEST: Virginia S. Thompson  
Mayor City Clerk

## ENGINEERS CERTIFICATE

I Gerald F. Sudbeck, hereby certify that I am a registered Civil Engineer of the State of Arizona; that this map, consisting of 1 sheet correctly represents a survey made under my supervision during the month of March 1970; 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.

12-9-70 Dated  
Professional Engineer

SUDBECK ENGINEERING CO. SCOTTSDALE, ARIZONA 6415 E. THOMAS RD.	DATE: 3-18-70 DRAWN BY: C.D.B. CHECKED BY:	SCALE: 1"=50' JOB NO. 251B SHEET 1 OF 1
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**LEGEND**

- Indicates corners this subdivision, set 1/2" iron pipe unless otherwise noted.
- (103.19) Indicates recorded distance or bearing which is not identical to its measured counterpart.
- Indicates transformer easement (fences or other obstructions are not to be constructed on street side of easement.)

**MINIMUM BUILDING SETBACKS\***  
(Unless otherwise noted hereon)

Carport to front property line	5 ft
Building to front	10 ft
Side street	10 ft
Rear yard	13 ft

\*Roof overhangs shall project no more than 3' beyond minimum building set-backs.

NOTE: Maximum building coverage of lot shall not exceed 65%

