

FINAL PLAT AND FINAL P. A. D. OF:

CORONA RANCH

A PORTION OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 4 EAST, G&SRB&M, MARICOPA COUNTY ARIZONA.

DEDICATION:
STATE OF ARIZONA
COUNTY OF MARICOPA

KNOWN ALL MEN BY THESE PRESENTS:

THAT ACACIA HOUSING FUND I LIMITED PARTNERSHIP AN AZ LIMITED PARTNERSHIP, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF "CORONA RANCH", A PORTION OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, AS SHOWN HEREON AND HEREBY PUBLISHES THIS PLAT OF SAID "CORONA RANCH" AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, TRACTS, AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT, STREET, OR TRACT SHALL BE KNOWN BY THE NUMBER, NAME OR LETTER GIVEN EACH RESPECTIVELY ON SAID PLAT; AND THAT ACACIA HOUSING FUND I LIMITED PARTNERSHIP AN AZ LIMITED PARTNERSHIP, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS INDICATED ON SAID PLAT ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN. TRACTS "A", "B" AND "C" ARE HEREBY DECLARED AS COMMON AREA FOR THE USE AND BENEFIT OF THE LOT OWNERS IN "CORONA RANCH". TRACTS SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO BE HEREIN AFTER RECORDED. DWELLING UNITS SHALL NOT BE CONSTRUCTED ON SAID TRACTS.

APPROVAL:

APPROVED BY Theresa Mullins 9/2/92
COMMUNITY DEVELOPMENT DIRECTOR DATE
APPROVED BY David A. Lujan 9/2/92
CITY ENGINEER DATE
APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA,
THIS 16th DAY OF July, 1992
BY Henry F. Mitchell ATTEST Heleen R. Fowler
MAYOR CITY CLERK



IN WITNESS WHEREOF:

ACACIA HOUSING FUND I LIMITED PARTNERSHIP AN AZ LIMITED PARTNERSHIP, AS OWNER, HAS CAUSED ITS NAME TO BE SIGNED BY THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS THE 20th DAY OF August, 1992.

BY: F. Wesley Clelland III

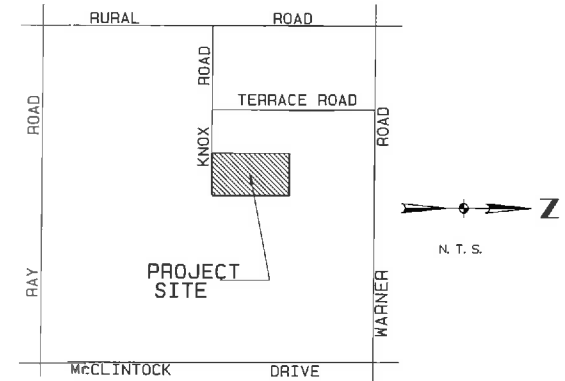
ACACIA HOUSING FUND I LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP
BY: ACACIA HOUSING MANAGEMENT LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP (GENERAL PARTNER);
BY: ACACIA HOUSING MANAGEMENT CORPORATION, AN ARIZONA CORPORATION (GENERAL PARTNER);
BY: MR. F. WESLEY CLELLAND III, VICE-PRESIDENT.

ACKNOWLEDGEMENT:
STATE OF ARIZONA
COUNTY OF MARICOPA

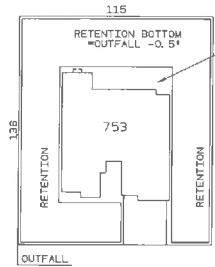
ON THIS, THE 20th DAY OF August, 1992, BEFORE ME, PERSONALLY APPEARED F. WESLEY CLELLAND III WHO ACKNOWLEDGED HIMSELF TO BE DE ACACIA HOUSING FUND I LIMITED PARTNERSHIP AND ACKNOWLEDGED THAT HE AS Secretary (BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE PARTNERSHIP, AS OWNER, BY HIMSELF AS Secretary.)

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC Seren M. Bynase
My Commission Expires Aug. 18, 1995



VICINITY MAP



LOT RETENTION DETAIL

PAD=OUTFALL +0.5'
F.F. =PAD +0.67'

STATE OF ARIZONA } 53
County of Maricopa }
I hereby certify that the within instrument was filed and recorded as requested at
City of Tempe
9-3-92 9:46
in Book 353
on page 27
Witness my hand and official seal the day and year aforesaid.
Robert S. Mitchell
By Robert S. Mitchell
92-492726
RECORDING NUMBER

NOTES:

- 1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- 2. GROSS AREA: 20.21 ACRES.

CONDITIONS OF APPROVAL:

- 1. NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT PRIOR APPROVAL OF THE CITY OF TEMPE.
- 2. BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED WITHIN TWO YEARS OF THE DATE OF COUNCIL APPROVAL OR THE ZONING SHALL REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION.
- 3. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS REGARDING ARCHEOLOGICAL ARTIFACTS ON THIS SITE.
- 4. A 6" MASONRY WALL SHALL BE INSTALLED ALONG ALL SUBDIVISION PERIMETER PROPERTY LINES WHERE NO WALL CURRENTLY EXISTS. DETAILS TO BE RESOLVED WITH PLANNING STAFF PRIOR TO INSTALLATION.
- 5. ALL UNITS SHALL BE BUILT WITH TILED ROOFS AND STUCCOED EXTERIORS AND ALL CONNECTING WALLS BETWEEN UNITS THAT ARE VIEWED FROM THE PUBLIC STREET SHALL BE STUCCOED.

VARIANCES APPROVED

- A. REDUCE THE MINIMUM REQUIRED LOT WIDTH OF THE FOLLOWING:
 - 1) FROM 115' TO A MINIMUM OF 93' FOR LOTS #10, 11, 14 AND 15, AND
 - 2) FROM 115' TO A MINIMUM OF 100' FOR LOTS #24, 25 AND 27, AND
 - 3) FROM 115' TO A MINIMUM OF 110' FOR LOTS #2, 12, 13 AND 28.
- B. REDUCE THE MINIMUM REQUIRED FRONT YARD SETBACK FROM 35' TO 25' FOR ALL LOTS.

SURVEYOR'S CERTIFICATE:

I, ROBERT S. MITCHELL, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP, CONSISTING OF TWO (2) SHEETS, CORRECTLY REPRESENTS A SURVEY DONE UNDER MY SUPERVISION DURING THE MONTH OF JUNE, 1992, THAT THE PLAT IS TRUE AND COMPLETE AS SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



ROBERT S. MITCHELL #16579 DATE

FINAL PLAT AND P. A. D. OF
CORONA RANCH
SHEET 1 OF 2

ENGINEER'S COPY



CORONA RANCH

FOUND BRASS CAP IN HANDHOLE
1/4 CORNER SECTION 23
TEMPERATURE COORDINATES
X = 204740.06
Y = 246720.49

LINE TABLE

T. NO.	DIRECTION	DISTANCE
1	N 49°57'21" E	22.97
2	S 39°55'56" E	18.05
3	S 81°23'15" W	23.84
4	S 45°28'37" E	21.24
5	S 41°31'23" W	21.15
6	S 45°18'33" W	21.31
7	S 44°43'37" E	21.11
8	N 49°51'51" E	27.84
9	N 30°55'55" W	20.12

CURVE TABLE

C. NO.	RADIUS	DELTA	LENGTH	TANGENT
1	225.00	0°17'54" 41"	54.63	27.45
2	50.00	0°12'39" 16"	11.88	5.96
3	85.00	0°08'18" 52"	24.82	12.38
4	225.00	0°01'11" 50"	4.70	2.35
5	275.00	0°01'42" 74"	6.19	3.10
6	225.00	0°01'34" 41"	6.80	3.40

LEGEND:

- SUBDIVISION BOUNDARY
- PUBLIC UTILITY EASEMENT (P. U. E.)
- EXISTING RIGHTS-OF-WAY OF DEVELOPMENT
- BUILDING SETBACK LINE (B. S. L.)
- SUBDIVISION CORNER (SET 1/2" REBAR, MAG 120-1)
- TYPE C, TAGGED L.S. 18167 UNLESS OTHERWISE NOTED)
- SURVEY MONUMENT (FOUND AS NOTED)
- 1/2" REBAR TO BE SET AFTER PRELIMINARY GRADING
- S.R.P. *SALT RIVER PROJECT*

UNSUBDIVIDED
ZONING AG
N 00°32'19" W 1341.67



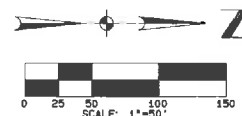
"ESTATES DEL SOL"
BOOK 203 PAGE 9 M. C. R.
ZONING R1-15

"WINGFOOT"
BOOK 277 PAGE 27 M. C. R.
ZONING R1-15

FOUND BRASS CAP IN HANDHOLE
CENTER OF SECTION 23
TEMPERATURE COORDINATES
X = 209356.44
Y = 246719.49

N 00°26'34" W 1348.32
"CORONA DEL SOL ESTATES"
BOOK 199 PAGE 6 M. C. R.
ZONING R1-15

GROSS AREA = 20.21 ACRES



STATE OF ARIZONA | SS
County of Maricopa
I hereby certify that the within
instrument was filed and recorded
as request of
City of Tempe
9-3-92 9:46
in Book 353
on page 27
Witness my hand and official
seal the day and year aforesaid.
Notary Public
By J. S. [Signature] Notary Recorder
92-418726
RECORDING NUMBER



FINAL PLAT AND P.L.O. OF
CORONA RANCH
SHEET 2 OF 2

Age engineering corporation
2424 E. 48TH STREET - SUITE 8
PHOENIX, ARIZONA 85040
(602) 966-9971

E9200053