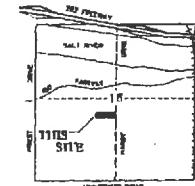


# PRELIMINARY AND FINAL PLANNED AREA DEVELOPMENT FOR DOLCE VITA TOWNHOMES

A PORTION THE SOUTHWEST QUARTER SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST,  
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



## LEGAL DESCRIPTIONS:

### PARCEL NO. 1

ALL OF LOT 21, STATE PLAT NO. 12 AMENDED, ACCORDING TO BOOK 69, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA, TOGETHER WITH THE WEST 36.63 FEET OF VACATED ROBINS AVENUE ABUTTING SAID LOT.

EXCEPT THAT PART CONVEYED TO THE CITY OF TEMPE, A MUNICIPAL CORPORATION BY QUIT CLAIM DEED RECORDED IN DOCKET 11936, PAGE 661, DESCRIBED AS FOLLOWS: THAT PART OF STATE PLAT 12, AMENDED ACCORDING TO BOOK 69 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 21, SAID POINT BEING 411.66 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 21, SAID POINT ALSO BEING 36.32 FEET EAST OF THE EAST RIGHT OF WAY LINE OF ROBINS AVENUE; AND ALSO

THENCE NORTH 01 DEGREES 00 SECONDS 00 FEET WEST, PARALLEL TO THE CENTERLINE OF SAID ROBINS AVENUE, THENCE NORTH 01 DEGREES 02 MINUTES 00 SECONDS WEST, PARALLEL TO THE CENTERLINE OF SAID ROBINS AVENUE, A DISTANCE OF 121.37 FEET TO A POINT 15.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 21;

THENCE NORTH 45 DEGREES 27 MINUTES 28 SECONDS EAST, A DISTANCE OF 21.04 FEET TO A DIETERSECTION WITH NORTH LINE OF SAID LOT 21 AND THE SOUTH RIGHT OF WAY LINE OF 2ND STREET; THENCE SOUTH 09 DEGREES 52 MINUTES 52 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 39.57 FEET TO A POINT OF CURVATURE TO THE LEFT OF WAY LINE OF 2ND STREET; THENCE SOUTH 09 DEGREES 52 MINUTES 56 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 39.53 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 11.11 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE BEING THE SOUTHERLY RIGHT OF WAY LINE OF 2ND STREET AND THE EASTERN RIGHT OF WAY OF ROBINS AVENUE, THROUGH A CENTRAL ANGLE OF 00 DEGREES 54 MINUTES 56 SECONDS, A DISTANCE OF 124.14 FEET TO A POINT OF TANGENCY ON THE EAST RIGHT OF WAY LINE OF SAID ROBINS AVENUE; 18.74 FEET TO A POINT OF TANGENCY ON THE EAST RIGHT OF WAY LINE OF SAID ROBINS AVENUE;

THENCE SOUTH 01 DEGREES 02 MINUTES 00 SECONDS EAST ALONG SAID EAST RIGHT OF WAY LINE OF ROBINS AVENUE, A DISTANCE OF 124.97 FEET TO THE SOUTHLINE OF SAID LOT 21; A DISTANCE OF 124.97 FEET TO THE SOUTH LINE OF SAID LOT 21;

THENCE EAST ALONG SOUTH LINE OF SAID LOT 21, A DISTANCE OF 36.53 FEET TO THE POINT OF BEGINNING, AND ALSO

EXCEPT THE EAST 153 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 21, STATE PLAT NO. 12 AMENDED, ACCORDING TO BOOK 69, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 69.95 FEET THEREOF, AND ALSO

EXCEPT THE EAST 150 FEET OF THE SOUTH 69.95 FEET OF THE EAST 314.095 FEET OF THAT PORTION OF LOT 21, STATE PLAT NO. 12 AMENDED, ACCORDING TO BOOK 69, PAGE 38, NO. 12 AMENDED, ACCORDING TO BOOK 69, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT ONE-SIXTEENTH OF ALL GAS, OIL, METAL AND MINERAL RIGHTS AS RESERVED IN PATENT RECORDED IN DOCKET 3230, PAGE 240, RECORDS OF MARICOPA COUNTY, ARIZONA.

**BENCHMARK**  
BRASSCAP FLUSH AT THE INTERSECTION  
OF 1ST STREET AND HARDY DRIVE  
ELEVATION = 1153.79  
(CITY OF TEMPE DATUM)  
COORD. = NORTHRNG 283747.05  
EASTING 289408.63

**BASIS OF BEARING**  
THE BASIS OF BEARING IS THE MONUMENT  
LINE OF HARDY DRIVE BETWEEN 1ST STREET  
AND UNIVERSITY DRIVE USNGN A BEARING  
OF N0°50'05"W.

## FLOOD ZONE NOTE:

THIS TRACT IS LOCATED WITHIN ZONE "X" DELINEATED ON THE CITY OF TEMPE FLOOD INSURANCE RATE MAP FLOOD HAZARD BOUNDARY MAP PANEL NO. 04013C1108 DATED SEPTEMBER 4, 1991 AND PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "X" IS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS AREAS DETERMINED TO BE WITHIN THE 500 YEAR FLOOD LIMITS.

### PARCEL NO. 2

THE EAST 153 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 21, STATE PLAT NO. 12 AMENDED, ACCORDING TO BOOK 69 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THE SOUTH 69.95 FEET OF THE EAST 314.095 FEET OF THAT PORTION OF LOT 21 LYING EAST OF ROBINS AVENUE; AND ALSO

EXCEPT ONE-SIXTEENTH OF ALL GAS, OIL, METAL AND MINERAL RIGHTS AS RESERVED IN PATENT RECORDED IN DOCKET 3230, PAGE 240, RECORDS OF MARICOPA COUNTY, ARIZONA.

### EXHIBIT "A"

THE EAST 150 FEET OF THE SOUTH 69.95 FEET OF THE EAST 314.095 FEET OF THAT PORTION OF LOT 21, STATE PLAT NO. 12 AMENDED, ACCORDING TO BOOK 69, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING EAST OF ROBINS AVENUE.

EXCEPT AN UNDIVIDED 1/16 OF ALL OIL, GASES AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, AND FERTILIZER OF EVERY NAME AND DESCRIPTION AND

EXCEPT ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED BY THE LAWS OF THE STATE OF ARIZONA, THE UNITED STATES OF AMERICA OR DECISIONS OF COURTS TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSILE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN SECTION 37-231 ARIZONA REVISED STATUTES.

## GENERAL NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
2. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE WATER SERVICE AREA AND DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
3. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
4. NO STRUCTURE OF ANY KIND BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT OR TRACT WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT OR TRACT. THE CITY OF TEMPE MAY, IF IT SO DESIRES, CONSTRUCT AND MAINTAIN DRAINAGE OR AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND OF THE EASEMENTS OR TRACTS.
5. ALL EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENT.
6. ALL SUBDIVISION CORNERS TO BE MARKED WITH SURVEY MARKERS PER M.A.G. STD. DTL 120.

## CONDITIONS OF APPROVAL

(SPD 2001)

### OWNER/DEVELOPER

PINNACLE LAND DEVELOPMENT  
1120 W. DRAKE DRIVE  
TEMPE, AZ 85283  
CONTACT: JR HUDSPETH  
(602) 604-2299

### ENGINEER

CRI DEVELOPMENT, INC.  
4136 W. PARKVIEW  
GLENDALE, ARIZONA 85310  
PHONE: (623) 780-7621

### VICINITY MAP

DESIGNED BY:	DRAWN BY:
CB DEVELOPMENT, INC.	CB
COPIED BY:	DRW

DOLCE VITA TOWNHOMES  
2ND STREET AND HARDY DRIVE  
TEMPE, ARIZONA.

### STATEMENT OF OWNERS

WE HAVE REVIEWED THIS PLAN AND APPROVED THE DEVELOPMENT AS SHOWN.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2005

BY \_\_\_\_\_ AS \_\_\_\_\_ OF  
PINNACLE LAND DEVELOPMENT, INC.

### ACKNOWLEDGEMENT

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2005, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED HIMSELF TO BE \_\_\_\_\_ OF \_\_\_\_\_, AND ACKNOWLEDGED THAT HE, AS \_\_\_\_\_ BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR PURPOSES THEREON CONTAINED.

IN WITNESS WHEREOF:  
I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

APPROVED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2005.

BY: \_\_\_\_\_ MAYOR DATE

ATTEST: \_\_\_\_\_ CITY CLERK DATE

BY: \_\_\_\_\_ CITY ENGINEER DATE

BY: \_\_\_\_\_ DEVELOPMENT SERVICES MANAGER DATE

### CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF FEBRUARY, 2005; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT 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 REFERENCED.

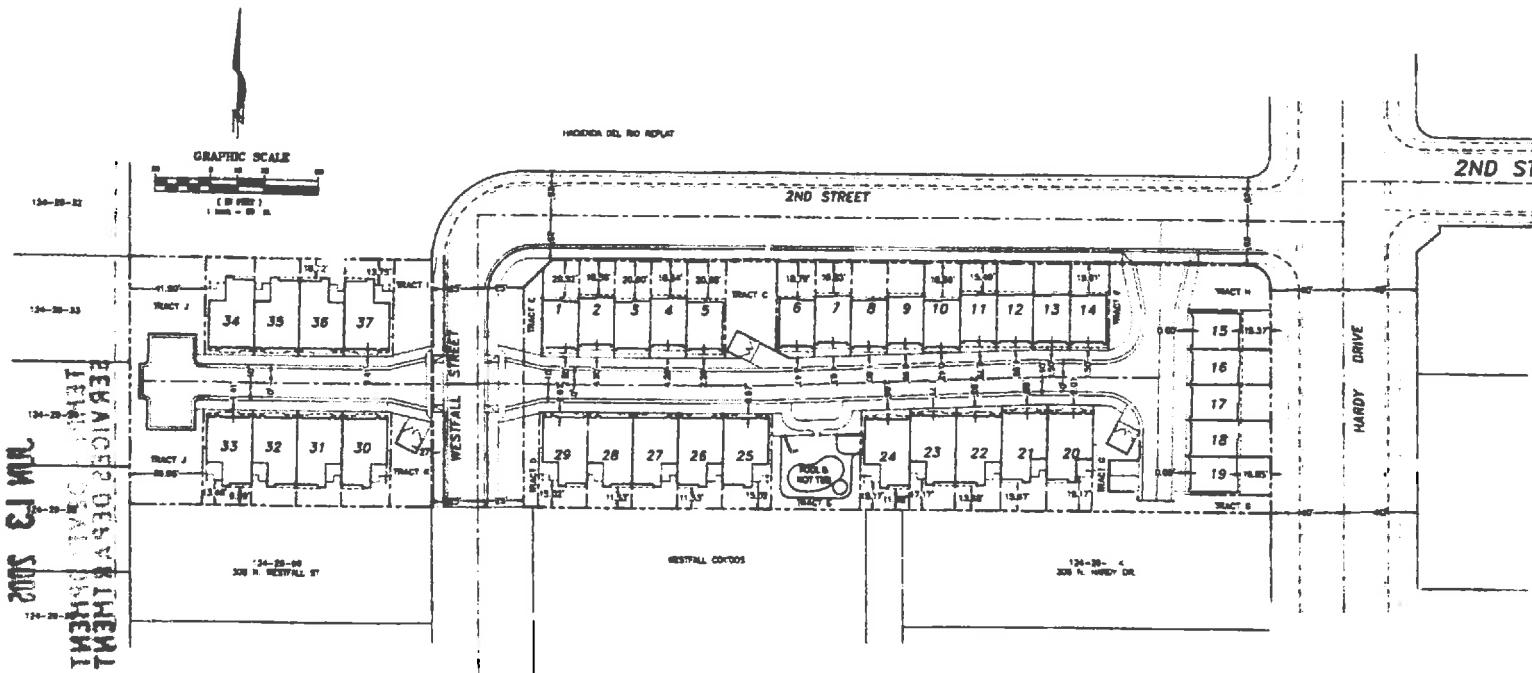
BY: \_\_\_\_\_ REGISTERED LAND SURVEYOR DATE \_\_\_\_\_

R.L.R. # (SEAL)

MAR 14 2005

DATE:	MARCH 21
JOB NO.:	040812
SHEET:	1 OF 2

SCANNED



UNIT TYPE LEGEND		% OF UNITS
1-B UNIT	FRONT BACK UNIT - FRONT DOOR ON FRONT, GARAGE ON BACK	13
1-B UNIT	FRONT BACK END U - FRONT DOOR ON FRONT, GARAGE ON BACK	6
FT UNIT	FRONT TANDEM UNIT - FRONT DOOR AND GARAGE ON FRONT,	
	3-BAY TANDEM GARAGE OPTION	1
FT UNIT	FRONT TANDEM END UNIT - FRONT DOOR AND GARAGE ON FRONT,	
	3-BAY TANDEM GARAGE OPTION	8
		TOTAL: 37

TABLE R-3 CURRENT ZONING		R-1 P.A.D PROPOSED ZONING	
NUMBER OF UNITS	37	37	
FRONT SETBACK	25'	17'-6" ON HARDY DRIVE AND 2ND STREET, 8' FROM P.C.U. ON EAST SIDE OF WESTFALL, 20' ON WEST SIDE OF WESTFALL	
SIDE SETBACK	10'	10'	
REAR SETBACK	30'	30'	
DENSITY	20 UNITS PER ACRE	18.5 UNITS PER ACRE	
LOT COVERAGE	40%	30.7%	
HEIGHT	35' TOP OF PARAPET	35' TOP OF ROOF OF ROOF	
PARKING	83 SPACES	76 SPACES	
LOAD PARKING	8 SPACES	8 SPACES	
TOTAL PARKING	81 SPACES	82 SPACES	
BICYCLE PARKING	8 SPACES	8 SPACES	

\* SEE P.A.D PLAN FOR INDIVIDUAL LOT SETBACKS

#### SITE DATA

DELOREAN & ASSOCIATES  
6595 E. BELL ROAD SUITE 103  
SCOTTSDALE, AZ 85260  
PH 480-609-0899  
CONTACT ANDRE HICKEN

PINNACLE LAND DEVELOPMENT INC  
1820 W. DRAKE DR. SUITE 108  
TEMPE, AZ 85281  
PH 480-699-7009  
CONTACT JR HUDESPETH

TEMPE TOWNHOMES PROJECT  
202 S. HARDY DRIVE  
TEMPE, AZ  
SITE DATA

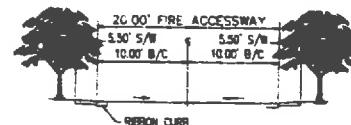
LEGAL DESCRIPTION-PARCEL # 124-29-78E, 124-29-78F, 124-29-78G, 124-29-78H  
PARCEL SIZE: 639.72' x 137.9' = 87,389 sq ft = 2 acres (43,560 sq ft per acre)

NET ACRES: 2.006 ACRES

NUMBER OF STORIES: 3

BUILDING AREA:  
FT & FEE: --- 832 sq ft x 18 units = 14,976 sq ft  
FT & FEE: --- 515.58 sq ft x 19 units = 9,796.02 sq ft  
TOTAL = 24,772.02 sq ft

TYPE OF CONSTRUCTION: CONVENTIONAL LIGHT FRAME CONSTRUCTION  
BUILDINGS WILL BE EQUIPPED WITH AUTOMATIC EXTINGUISHING SYSTEMS ON ALL  
FLOORS OF ALL UNITS PER CITY OF TEMPE UBC  
BUILDING CODE: UBC 1994 PER CITY OF TEMPE



TYPICAL CROSS SECTION  
FOR TRACT A

DS 041074 SPD 2005.34 REC 050

DOLCE VITA TOWNHOMES	
2ND STREET AND HARDY DRIVE	
TEMPE, ARIZONA.	
FINAL PLANNED AREA DEVELOPMENT	
DATE:	MARCH, 2005
JOB NO.:	040510
SHEET	2
OF	2

DS 041074 SPD 2005.34 REC 050