

THIRD AMENDED P.A.D.
FOR
FESTIVA TEMPE

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH,
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
AMENDING THE SECOND AMENDED FINAL P.A.D. AND FINAL PLAT FOR
FESTIVA TEMPE AS RECORDED IN BOOK 386 OF MAPS, PAGE 2
RECORDS OF MARICOPA COUNTY, ARIZONA.

OWNERS

GROVES CENTER DEVELOPMENT LIMITED PARTNERSHIP II
4040 EAST CAMELBACK ROAD, SUITE 250
PHOENIX, ARIZONA 85018
PHONE: (602) 840-3000
FAX: (602) 840-8101

D.R. HORTON, INC.
4900 S. LAKESHORE DRIVE, SUITE 205
TEMPE, ARIZONA 85282
PHONE: (602) 491-4323
FAX: (602) 756-2856

OWNER'S STATEMENT

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN
AND HEREBY APPROVE THE DEVELOPMENT AS SHOWN.

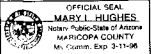
NAME W. R. K. K.
TITLE Vice President
DATE 1-17-95

NAME R. Conito
TITLE Executive Vice President
DATE 1-17-95

ACKNOWLEDGEMENT

ON THIS THE 3-2 DAY OF March, 1995, BEFORE ME, THE UNDERSIGNED, PERSONALLY
APPEARED R. Conito, WHO ACKNOWLEDGED HIMSELF AS Executive Vice President
OF ELLMAN RESIDENTIAL DEVELOPMENT, INC., THE GENERAL PARTNER OF GROVES CENTER
DEVELOPMENT LIMITED PARTNERSHIP II, THE OWNER, AND AS OWNER BEING DULY AUTHORIZED
SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED,
BY SIGNING HIS NAME AS OWNER. IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

BY Mary L. Hughes DATE 3-11-96
NOTARY PUBLIC



ACKNOWLEDGEMENT

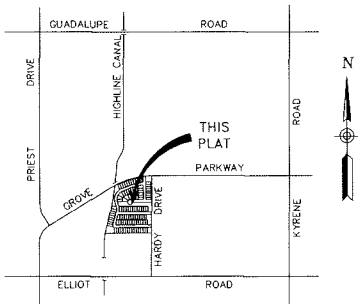
ON THIS THE 17th DAY OF January, 1995, BEFORE ME, THE UNDERSIGNED, PERSONALLY
APPEARED William K. K. WHO ACKNOWLEDGED HIMSELF AS Vice President
OF D.R. HORTON, INC., A DELAWARE CORPORATION, THE OWNER, AND AS OWNER BEING DULY
AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED,
BY SIGNING HIS NAME AS OWNER. IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

BY Myra M. Miller DATE 3-2-96
NOTARY PUBLIC



BENCHMARK

CITY OF TEMPE BRASS CAP IN HANDHOLE AT THE INTERSECTION OF ELLIOT ROAD AND
GROVE PARKWAY. ELEVATION = 1234.40 CITY OF TEMPE DATUM.



VICINITY MAP
NTS

VARIANCES - AS APPROVED - SBD 93.77 SPD 93.78

- REDUCE REQUIRED SIDEYARD SETBACK FROM 10' TO 5' FOR UNITS WITHOUT COMMON WALLS.
- REDUCE REQUIRED MINIMUM STREET SIDEYARD SETBACK FROM 25' TO 8'.
- REDUCE REQUIRED GUEST PARKING FROM 22 SPACES TO 11 SPACES.
- REDUCE REQUIRED R.V. PARKING FROM 11 SPACES TO 6 SPACES.
- WAIVE REQUIRED LANDSCAPING (15 GALLON TREES 15' o.c.) ON ALL INTERNAL REAR YARD PROPERTY LINES BETWEEN LOTS IN THE SUBDIVISION.
- REDUCE REQUIRED FRONT YARD LANDSCAPING FROM ONE 15 GALLON/24" BOX TREE FOR EVERY 25' TO ONE 15 GALLON TREE PER INDIVIDUAL LOT.
- WAIVE REQUIREMENT THAT REQUIRED R.V. PARKING SPACES BE LOCATED ON SITE, OR ON AN ADJACENT SITE.

VARIANCES - AS APPROVED - SPD 94.72

- INCREASE HEIGHT OF CMU BLOCK WALL AND WROUGHT IRON FENCE ALONG THE WEST AND SOUTH BOUNDARIES, AS SHOWN ON SHEET 2 OF 2, TO 8 FEET.

VARIANCES - AS APPROVED - SPD 94.87

- INCREASE THE MAXIMUM ALLOWED LOT COVERAGE FROM 40% TO 55%.

VARIANCES - AS APPROVED - SPD 94.105

- DECREASE THE MINIMUM REQUIRED FRONT YARD BUILDING SETBACK FROM 25 FEET TO 20 FEET.

VARIANCES - AS APPROVED - SPD 94.126

- DECREASE THE MINIMUM REQUIRED SIDE YARD SETBACK FROM 5 FEET TO 3 FEET (FOR FIREPLACES AND BAY WINDOWS ONLY).

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR OF THE STATE OF ARIZONA. THAT THIS MAP, CONSISTING OF 2 SHEETS, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION FROM NOVEMBER, 1991 THROUGH APRIL, 1992; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL 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.

THOMAS J. LUTE
REGISTERED LAND SURVEYOR NUMBER 14959

STATE OF ARIZONA | SS
County of Maricopa
I hereby certify that the within
instrument was filed and recorded
at request of
City of Tempe
in Book 390
on page 30
Witness my hand and official
seal the day and year above
written.
Notary Public
Date 1-17-95 County Recorder
75-16842 Recording Number

PATIO HOMES - #SBD-93.77 & #SPD-93.78 #ZON-93.22

- PUBLIC WORKS DEPARTMENT APPROVAL OF ALL ROADWAY, ALLEY AND UTILITY EASEMENT DEDICATIONS, DRIVEWAYS, STORMWATER RETENTION AND STREET DRAINAGE PLANS, WATER AND SEWER CONSTRUCTION DRAWINGS, REFUSE PICKUP, AND OFF-SITE IMPROVEMENTS.
- OFF-SITE IMPROVEMENTS TO BRING ROADWAYS TO CURRENT STANDARDS INCLUDE:
 - WATER LINES AND FIRE HYDRANTS
 - SEWER LINES
 - STORM DRAINS
 - ROADWAY IMPROVEMENTS INCLUDING STREET LIGHTS, CURB, GUTTER, BIKE PATH, SIDEWALK, BUS SHELTER AND RELATED AMENITIES
- FEES TO BE PAID WITH THE DEVELOPMENT OF THIS PROJECT INCLUDE:
 - WATER AND SEWER DEVELOPMENT FEES
 - WATER AND/OR SEWER PARTICIPATION CHARGES
 - INSPECTION AND TESTING FEES
- ALL STREET DEDICATIONS SHALL BE MADE WITHIN SIX (6) MONTHS OF COUNCIL APPROVAL.
- PUBLIC IMPROVEMENTS MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS. ANY PHASING SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE, UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDER GROUND PRIOR TO ISSUANCE OF OCCUPANCY PERMIT FOR THIS (RE)DEVELOPMENT IN ACCORDANCE WITH ORDINANCE NO. 88.85.
- APPROVAL OF CO&P'S FOR THE PATIO HOME DEVELOPMENT IN A FORM ACCEPTABLE TO THE CITY ATTORNEY AND COMMUNITY DEVELOPMENT DIRECTOR MUST TAKE PLACE PRIOR TO RECORDED OF THE PLAN OR PLAT. THESE CO&P'S SHOULD PROVIDE THAT A SINGLE ENTITY WILL ULTIMATELY BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, BOTH REQUIRED BY ORDINANCE AND IN THE COMMON AREA ON SITE, ACCORDING TO THE LANDSCAPE PLAN APPROVED BY THE CITY, AND THAT SUCH PROVISION MAY NOT BE AMENDED WITHOUT PRIOR APPROVAL BY THE CITY ATTORNEY AND COMMUNITY DEVELOPMENT DIRECTOR.
- NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT PRIOR APPROVAL OF THE CITY OF TEMPE.
- VALID BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED WITHIN ONE YEAR OF DATE OF COUNCIL APPROVAL OR VARIANCES SHALL BE DEEMED NULL AND VOID.
- BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED WITHIN TWO (2) YEARS OF THE DATE OF COUNCIL APPROVAL OR THE ZONING SHALL REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION.
- THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS REGARDING ARCHEOLOGICAL ARTIFACTS ON THIS SITE.
- PRIOR TO APPROVAL OF THE LANDSCAPE PLAN, THE DEVELOPER SHALL FURNISH THE CITY WITH A COPY OF THE AGREEMENT WITH SALT RIVER PROJECT REGARDING USE OF ITS EASEMENTS FOR ROADS, RV PARKING ETC., AND PROOF OF SRP APPROVAL OF ALL PROPOSED IMPROVEMENTS IN THESE EASEMENTS.
- BIKE PATH, LIGHTING, LANDSCAPING AND BIKE REST AREA TO BE INSTALLED PRIOR TO MARCH 31, 1994 AND MAINTAINED THEREAFTER BY THE DEVELOPER. DETAILS TO BE RESOLVED WITH ENGINEERING AND DESIGN REVIEW.
- ALL STREETS, WATER AND SEWER LINES TO BE DEDICATED TO THE PUBLIC.

APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF TEMPE THIS 8th DAY

BY William K. K.

ATTEST THE CITY CLERK OF THE CITY OF TEMPE THIS 30th DAY OF

January, 1995

BY Helen R. Bowler

APPROVED BY THE CITY ENGINEER OF THE CITY OF TEMPE THIS 20th DAY OF

January, 1995.

BY John J. Lute

APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF TEMPE

THIS 2nd DAY OF February, 1995.

BY Fred Buttinger



THIRD AMENDED
P.A.D.
FOR
FESTIVA TEMPE



DAVID EVANS AND ASSOCIATES, INC.
ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
2929 E. CAMELBACK RD. SUITE 240 PHOENIX, AZ 85016 (602)956-9850

DRAWN BY T.A. CHECKED BY T.A. DATE 1-95 SECTION 1 S TNSP 4 E
JOB NO.: HORN0002 SHEET 1 of 2

OWNERS
GROVES CENTER DEVELOPMENT LIMITED PARTNERSHIP II
4040 EAST CAMELBACK ROAD, SUITE 250
PHOENIX, ARIZONA 85018
PHONE: (602) 840-3000
FAX: (602) 840-8101

D.R. HORTON, INC.
4500 S. LAKEHURST DRIVE, SUITE 205
TEMPE, ARIZONA 85282
PHONE: (602) 491-4323
FAX: (602) 756-2858

DEDICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:
THAT GROVES CENTER DEVELOPMENT LIMITED PARTNERSHIP II, AN ARIZONA LIMITED PARTNERSHIP AND D.R. HORTON, INC., A DELAWARE CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME "FESTIVA TEMPE" PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "FESTIVA TEMPE" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND TRACTS CONSTITUTING SAME AND THAT EACH LOT AND TRACT SHALL BE KNOWN BY THE NUMBER OR LETTER THAT IS GIVEN TO EACH RESPECTIVELY ON SAID PLAT. EASEMENTS INDICATED ON SAID PLAT ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN.

BY Nancy S. Alkemy, Jr. DATE 11/9/94
ELLMAN RESIDENTIAL DEVELOPMENT, INC.
THE GENERAL PARTNER OF GROVES CENTER
DEVELOPMENT LIMITED PARTNERSHIP II

BY W. K. R. R. DATE 11-4-94
D.R. HORTON, INC.
A DELAWARE CORPORATION

ACKNOWLEDGEMENT

ON THIS 30 DAY OF November, 1994, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Ellman Residential Development, Inc. WHO ACKNOWLEDGED HIMSELF AS General Partner of Groves Center Development Limited Partnership II, THE GENERAL PARTNER OF GROVES CENTER DEVELOPMENT LIMITED PARTNERSHIP II, THE OWNER, AND AS OWNER BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING HIS NAME AS OWNER. IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

BY Mary L. Hughes DATE 11/3/94
NOTARY PUBLIC

ACKNOWLEDGEMENT

ON THIS 11 DAY OF November, 1994, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED D.R. Horton, Inc. WHO ACKNOWLEDGED HIMSELF AS Owner OF D.R. HORTON, INC., A DELAWARE CORPORATION, THE OWNER, AND AS OWNER BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING HIS NAME AS OWNER. IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

BY Myra M. Miller DATE 11/4/94
NOTARY PUBLIC

RATIFICATION AND CONSENT TO PLAT

KNOW ALL MEN BY THESE PRESENTS:
THAT THE UNDERSIGNED HAS AN INTEREST OF RECORD IN A PORTION OF THAT CERTAIN PROPERTY PLATTED HEREON.

NOW, THEREFORE, THE UNDERSIGNED HEREBY RATIFIES, CONFIRMS, AND CONSENTS TO THE ABOVE, DESCRIBED PLAT AND EACH AND EVERY DEDICATION MORE SPECIFICALLY SET FORTH THEREON AS IF THE UNDERSIGNED HAD ORIGINALLY JOINED IN THE EXECUTION OF SAID PLAT.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED ITS NAME TO BE SIGNED ON THIS 4th DAY OF November, 1994.

BANK ONE, ARIZONA NA, A NATIONAL BANKING ASSOCIATION

BY David J. Felt
TITLE: A.V.P.

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF November, 1994, BY David J. Felt WHO ACKNOWLEDGED HIMSELF AS A.V.P. OF BANK ONE, ARIZONA NA, A NATIONAL BANKING ASSOCIATION, ON BEHALF OF SAID ASSOCIATION.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

Thomas J. Lute
MY COMMISSION EXPIRES: 11/11/98

RATIFICATION AND CONSENT TO PLAT

KNOW ALL MEN BY THESE PRESENTS:
THAT THE UNDERSIGNED HAS AN INTEREST OF RECORD IN A PORTION OF THAT CERTAIN PROPERTY PLATTED HEREON.

NOW, THEREFORE, THE UNDERSIGNED HEREBY RATIFIES, CONFIRMS, AND CONSENTS TO THE ABOVE, DESCRIBED PLAT AND EACH AND EVERY DEDICATION MORE SPECIFICALLY SET FORTH THEREON AS IF THE UNDERSIGNED HAD ORIGINALLY JOINED IN THE EXECUTION OF SAID PLAT.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED ITS NAME TO BE SIGNED ON THIS 10th DAY OF November, 1994.

THE ELLIOT GROVES COMMERCE CENTER PROPERTY OWNERS' ASSOCIATION

BY David L. Brown
TITLE: SECRETARY/TREASURER

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF November, 1994, BY David L. Brown WHO ACKNOWLEDGED HIMSELF AS Secretary/Treasurer OF THE ELLIOT GROVES COMMERCE CENTER PROPERTY OWNERS' ASSOCIATION, ON BEHALF OF SAID CORPORATION.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

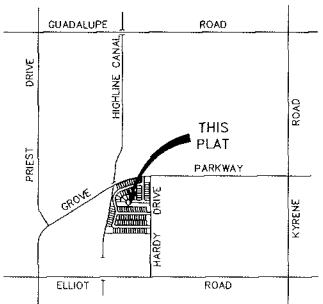
Thomas J. Lute
MY COMMISSION EXPIRES: 11/11/98

SECOND AMENDED P.A.D. AND FINAL PLAT

FOR FESTIVA TEMPE

FORMERLY
KAUFMAN & BROAD AT CYPRESS VILLAGE

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, AMENDING THE AMENDED FINAL P.A.D. FOR KAUFMAN & BROAD AT CYPRESS VILLAGE AS RECORDED IN BOOK 382 OF MAPS, PAGE 44 RECORDS OF MARICOPA COUNTY, ARIZONA.



VICINITY MAP
NTS

BASIS OF BEARING

NORTH 89° 40' 39" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9, AS SHOWN HEREON, COINCIDENT WITH THE CITY OF TEMPE GRID DATUM. RECORD BEARING FOR THIS LINE IS NORTH 89° 42' 14" EAST ACCORDING TO BOOK 280 OF MAPS, PAGE 45, "SANDERS RANCH UNIT I".

NOTES

- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON OR OVER OR PLACED WITHIN THE PUBLIC UTILITY EASEMENT EXCEPT WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING, ASPHALT, OR GRASS. THE CITY OF TEMPE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTION OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION OF CITY UTILITIES.
- THE OWNERS OF TRACTS A,B,C,D AND F IDENTIFIED AS DRAINAGE EASEMENTS ON THIS PLAT ARE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF SAID TRACTS IN ACCORDANCE WITH STANDARDS ESTABLISHED BY THE CITY OF TEMPE ENGINEER PURSUANT TO ORDINANCE NUMBER 819.1.
- NO BUILDINGS OR STRUCTURES OF ANY SORT MAY BE CONSTRUCTED WITHIN TRACTS A,B,C,D AND F WHICH MAY IMPEDE THE FLOW OF WATER WITHIN SAID TRACTS.
- FOUND BC (DESTROYED, REMOVED 12-91) 568'26"22"W 1.95'. FOUND CONCRETE NAIL WITH STRADDLES 589'43'30"W 0.34'. FOUND BC (RESET 12-91) N89'21'28"W 0.34'.
- LOTS 58,64,65,86,87,88,97 AND 98 CONTAIN STREET AND EASEMENT RIGHTS OF WAY WHICH HAVE BEEN ABANDONED BY ORDINANCE NUMBER 91.09, RECORDED DOCKET 91-203925 M.C.R. AND ORDINANCE NUMBER 91.43, RECORDED DOCKET 92-0093230 M.C.R.
- LOTS 1,11,12,19,20,25,26,35,36,41,42,54,55, 63,64,76,77,90,91 AND 105 HAVE RESTRICTED DRIVEWAY LOCATIONS. DRIVEWAYS WILL BE LOCATED TOWARDS THE SIDE OF THE LOT AS INDICATED BY THE DRIVEWAY LEGEND SYMBOL.
- DRIVEWAY FOR RV PARKING SHALL BE 24' - 30' WIDE, PERPENDICULAR TO ROADWAY, PER STANDARD DETAIL T-320.

TRACT	OWNERSHIP	USE	ACREAGE
A	THE GROVES HOMEOWNERS ASSOCIATION	LANDSCAPING & RETENTION	0.23
B	THE GROVES HOMEOWNERS ASSOCIATION	LANDSCAPING & RETENTION & GUEST PARKING	0.45
C	THE GROVES HOMEOWNERS ASSOCIATION	LANDSCAPING & RETENTION & GUEST PARKING	1.43
D	THE GROVES HOMEOWNERS ASSOCIATION	LANDSCAPING & RETENTION	0.45
E	THE GROVES HOMEOWNERS ASSOCIATION	LANDSCAPING, RETENTION & PARKING	0.81
F	THE GROVES HOMEOWNERS ASSOCIATION	LANDSCAPING & RETENTION	0.55

BENCHMARK

CITY OF TEMPE BRASS CAP IN HANDHOLE AT THE INTERSECTION OF ELLIOT ROAD AND GROVE PARKWAY. ELEVATION = 1234.40 CITY OF TEMPE DATUM.

VARIANCES

- AS APPROVED - SBD 93.77 SPD 93.78
- REDUCE REQUIRED SIDEYARD SETBACK FROM 10' TO 5' FOR UNITS WITHOUT COMMON WALLS.
 - REDUCE REQUIRED MINIMUM STREET SIDEYARD SETBACK FROM 25' TO 8'.
 - REDUCE REQUIRED GUEST PARKING FROM 22 SPACES TO 11 SPACES.
 - REDUCE REQUIRED R.V. PARKING FROM 11 SPACES TO 6 SPACES.
 - WAVE REQUIRED LANDSCAPING (15 GALLON TREES 15' o.c.) ON ALL INTERNAL REAR YARD PROPERTY LINES BETWEEN LOTS IN THE SUBDIVISION.
 - REDUCE REQUIRED FRONT YARD LANDSCAPING FROM ONE 15 GALLON/24" BOX TREE FOR EVERY 25' TO ONE 15 GALLON TREE PER INDIVIDUAL LOT.
 - WAVE REQUIREMENT THAT REQUIRED R.V. PARKING SPACES BE LOCATED ON SITE, OR ON AN ADJACENT SITE.

VARIANCES

- AS APPROVED - SPD 94.72
- INCREASE THE MAXIMUM HEIGHT OF WALLS IN THE REAR AND SIDE PROPERTY LINES FROM 6' TO 8' AT CERTAIN LOCATIONS (AS SHOWN ON SHEET 2 OF 2).

VARIANCES

- AS APPROVED - SPD 94.87
- INCREASE THE MAXIMUM ALLOWED LOT COVERAGE FROM 40% TO 55%.

VARIANCES

- AS APPROVED - SPD 94.105
- DECREASE THE MINIMUM REQUIRED FRONT YARD BUILDING SETBACK FROM 25 FEET TO 20 FEET.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR OF THE STATE OF ARIZONA; THAT THIS MAP, CONSISTING OF 2 SHEETS, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION FROM NOVEMBER, 1991 THROUGH APRIL, 1992; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL 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.

THOMAS J. LUTE
REGISTERED LAND SURVEYOR NUMBER 14959

ASSURED WATER SUPPLY

THIS DEVELOPMENT IS LOCATED WITHIN THE CITY OF TEMPE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

PATIO HOMES - #SBD-93.77 & #SPD-93.78 #ZON-93.22

- A. PUBLIC WORKS DEPARTMENT APPROVAL OF ALL ROADWAY, ALLEY AND UTILITY EASEMENT DEDICATIONS, DRIVEWAYS, STORM WATER RETENTION AND STREET DRAINAGE PLANS, WATER AND SEWER CONSTRUCTION DRAWINGS, REFUSE PICKUP, AND OFF-SITE IMPROVEMENTS.
- B. OFF-SITE IMPROVEMENTS TO BRING ROADWAYS TO CURRENT STANDARDS INCLUDE:
 - (1) WATER LINES AND FIRE HYDRANTS
 - (2) SEWER LINES
 - (3) STORM DRAINS
 - (4) ROADWAY IMPROVEMENTS INCLUDING STREET LIGHTS, CURB, GUTTER, BIKE PATH, SIDEWALK, BUS SHELTER AND RELATED AMENITIES.
- C. FEES TO BE PAID WITH THE DEVELOPMENT OF THIS PROJECT INCLUDE:
 - (1) WATER AND SEWER DEVELOPMENT FEES.
 - (2) WATER AND/OR SEWER PARTICIPATION CHARGES.
 - (3) INSPECTION AND TESTING FEES.
- A. ALL STREET DEDICATIONS SHALL BE MADE WITHIN SIX (6) MONTHS OF COUNCIL APPROVAL.
- B. PUBLIC IMPROVEMENTS MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS. ANY PHASING SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- C. ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE, UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND PRIOR TO ISSUANCE OF OCCUPANCY PERMIT FOR THIS (RE)DEVELOPMENT IN ACCORDANCE WITH ORDINANCE NO. 88.85.
- APPROVAL OF COAR'S FOR THE PATIO HOME DEVELOPMENT IN A FORM ACCEPTABLE TO THE CITY ATTORNEY AND COMMUNITY DEVELOPMENT DIRECTOR MUST TAKE PLACE PRIOR TO RECDORATION OF THE PLAN OR PLAT. THESE COAR'S SHOULD PROVIDE THAT A SINGLE ENTITY WILL ULTIMATELY BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, BOTH REQUIRED BY ORDINANCE AND IN THE COMMON AREA ON SITE, ACCORDING TO THE LANDSCAPE PLAN APPROVED BY THE CITY, AND THAT SUCH PROVISION MAY NOT BE AMENDED WITHOUT PRIOR APPROVAL BY THE CITY ATTORNEY AND COMMUNITY DEVELOPMENT DIRECTOR.
- NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT PRIOR APPROVAL OF THE CITY OF TEMPE.
- VALID BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED WITHIN ONE YEAR OF DATE OF COUNCIL APPROVAL OR VARIANCES SHALL BE DEEMED NULL AND VOID.
- BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED WITHIN TWO (2) YEARS OF THE DATE OF COUNCIL APPROVAL OR THE ZONING SHALL REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION.
- THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS REGARDING ARCHEOLOGICAL ARTIFACTS ON THIS SITE.
- PRIOR TO APPROVAL OF THE LANDSCAPE PLAN, THE DEVELOPER SHALL FURNISH THE CITY WITH A COPY OF THE AGREEMENT WITH SALT RIVER PROJECT REGARDING USE OF ITS EASEMENTS FOR ROADS, RV PARKING ETC., AND PROOF OF SRP APPROVAL OF ALL PROPOSED IMPROVEMENTS IN THESE EASEMENTS.
- BIKE PATH, LIGHTING, LANDSCAPING AND BIKE REST AREA TO BE INSTALLED PRIOR TO MARCH 31, 1994 AND MAINTAINED THEREAFTER BY THE DEVELOPER. DETAILS TO BE RESOLVED WITH ENGINEERING AND DESIGN REVIEW.
- ALL STREETS, WATER AND SEWER LINES TO BE DEDICATED TO THE PUBLIC.

APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF TEMPE THIS 7th DAY OF November, 1994.

David L. Brown Mayor
ATTEST THE CITY CLERK OF THE CITY OF TEMPE THIS 8th DAY OF November, 1994.

BY Adam R. Smith

APPROVED BY THE CITY ENGINEER OF THE CITY OF TEMPE THIS 9th DAY OF November, 1994.

BY David L. Brown

APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF TEMPE THIS 10th DAY OF November, 1994.

BY Paul Brattigaman



SECOND AMENDED FINAL P.A.D. AND FINAL PLAT FOR FESTIVA TEMPE



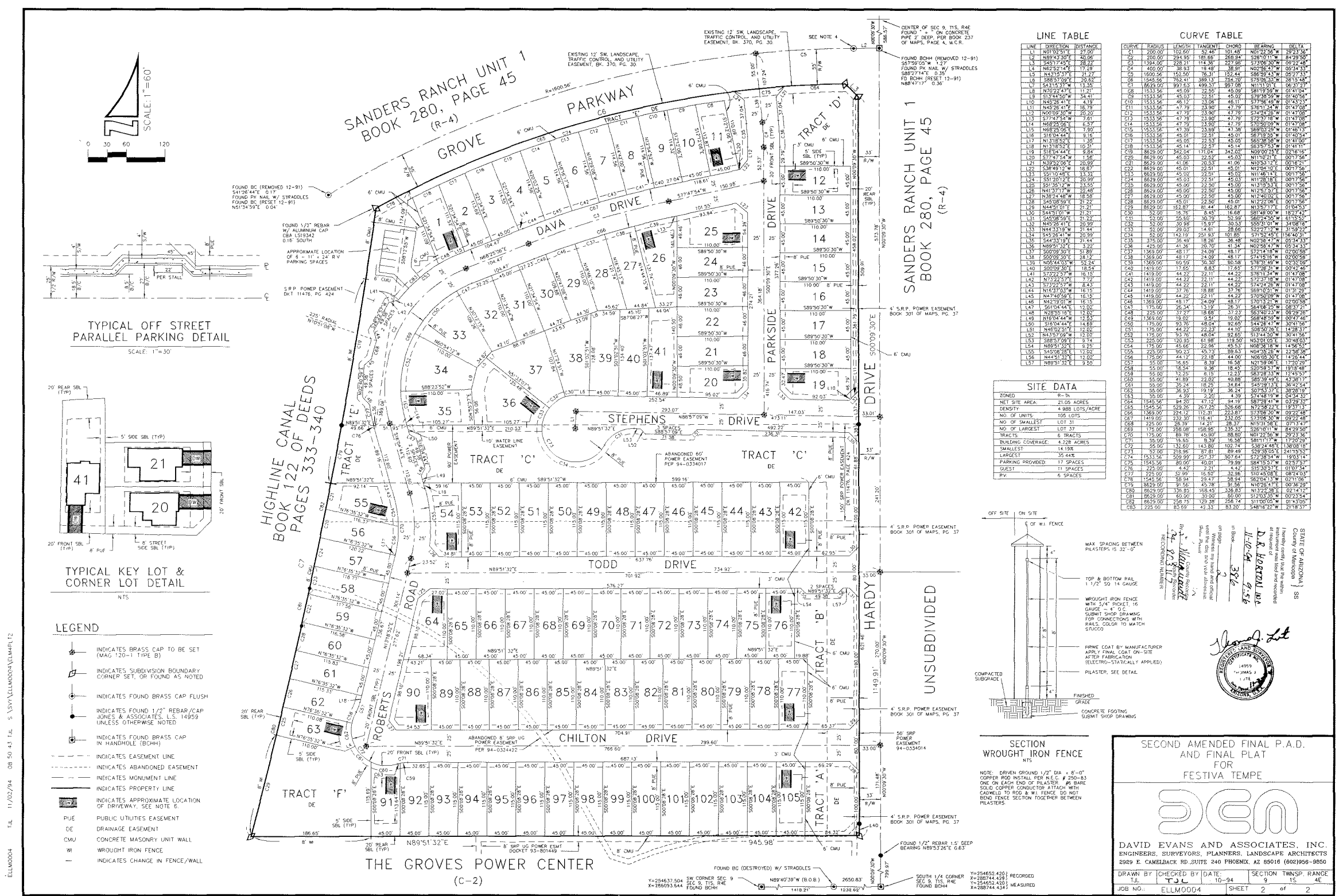
DAVID EVANS AND ASSOCIATES, INC.

ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS

2929 E. CAMELBACK RD., SUITE 240 PHOENIX, AZ 85016 (602) 958-9050

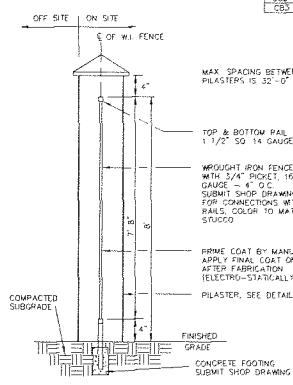
DRAWN BY T.J.L. CHECKED BY T.J.L. DATE 10-94 SECTION 1 TWSR. RANGE 1 S. 4 E.

JOB NO.: ELLM0004 SHEET 1 of 2



LINE TABLE				CURVE TABLE			
LINE	DIRECTION	LENGTH	BEARING	CURVE	RADIUS	TANGENT	CHORD
1	N 01° 02' 51" E	27.00	01° 02' 51"	1	200.00	102.00	102.00
2	N 01° 02' 51" E	27.00	01° 02' 51"	2	200.00	102.00	102.00
3	N 01° 02' 51" E	27.00	01° 02' 51"	3	200.00	102.00	102.00
4	N 01° 02' 51" E	27.00	01° 02' 51"	4	200.00	102.00	102.00
5	N 01° 02' 51" E	27.00	01° 02' 51"	5	200.00	102.00	102.00
6	N 01° 02' 51" E	27.00	01° 02' 51"	6	200.00	102.00	102.00
7	N 01° 02' 51" E	27.00	01° 02' 51"	7	200.00	102.00	102.00
8	N 01° 02' 51" E	27.00	01° 02' 51"	8	200.00	102.00	102.00
9	N 01° 02' 51" E	27.00	01° 02' 51"	9	200.00	102.00	102.00
10	N 01° 02' 51" E	27.00	01° 02' 51"	10	200.00	102.00	102.00
11	N 01° 02' 51" E	27.00	01° 02' 51"	11	200.00	102.00	102.00
12	N 01° 02' 51" E	27.00	01° 02' 51"	12	200.00	102.00	102.00
13	N 01° 02' 51" E	27.00	01° 02' 51"	13	200.00	102.00	102.00
14	N 01° 02' 51" E	27.00	01° 02' 51"	14	200.00	102.00	102.00
15	N 01° 02' 51" E	27.00	01° 02' 51"	15	200.00	102.00	102.00
16	N 01° 02' 51" E	27.00	01° 02' 51"	16	200.00	102.00	102.00
17	N 01° 02' 51" E	27.00	01° 02' 51"	17	200.00	102.00	102.00
18	N 01° 02' 51" E	27.00	01° 02' 51"	18	200.00	102.00	102.00
19	N 01° 02' 51" E	27.00	01° 02' 51"	19	200.00	102.00	102.00
20	N 01° 02' 51" E	27.00	01° 02' 51"	20	200.00	102.00	102.00
21	N 01° 02' 51" E	27.00	01° 02' 51"	21	200.00	102.00	102.00
22	N 01° 02' 51" E	27.00	01° 02' 51"	22	200.00	102.00	102.00
23	N 01° 02' 51" E	27.00	01° 02' 51"	23	200.00	102.00	102.00
24	N 01° 02' 51" E	27.00	01° 02' 51"	24	200.00	102.00	102.00
25	N 01° 02' 51" E	27.00	01° 02' 51"	25	200.00	102.00	102.00
26	N 01° 02' 51" E	27.00	01° 02' 51"	26	200.00	102.00	102.00
27	N 01° 02' 51" E	27.00	01° 02' 51"	27	200.00	102.00	102.00
28	N 01° 02' 51" E	27.00	01° 02' 51"	28	200.00	102.00	102.00
29	N 01° 02' 51" E	27.00	01° 02' 51"	29	200.00	102.00	102.00
30	N 01° 02' 51" E	27.00	01° 02' 51"	30	200.00	102.00	102.00
31	N 01° 02' 51" E	27.00	01° 02' 51"	31	200.00	102.00	102.00
32	N 01° 02' 51" E	27.00	01° 02' 51"	32	200.00	102.00	102.00
33	N 01° 02' 51" E	27.00	01° 02' 51"	33	200.00	102.00	102.00
34	N 01° 02' 51" E	27.00	01° 02' 51"	34	200.00	102.00	102.00
35	N 01° 02' 51" E	27.00	01° 02' 51"	35	200.00	102.00	102.00
36	N 01° 02' 51" E	27.00	01° 02' 51"	36	200.00	102.00	102.00
37	N 01° 02' 51" E	27.00	01° 02' 51"	37	200.00	102.00	102.00
38	N 01° 02' 51" E	27.00	01° 02' 51"	38	200.00	102.00	102.00
39	N 01° 02' 51" E	27.00	01° 02' 51"	39	200.00	102.00	102.00
40	N 01° 02' 51" E	27.00	01° 02' 51"	40	200.00	102.00	102.00
41	N 01° 02' 51" E	27.00	01° 02' 51"	41	200.00	102.00	102.00
42	N 01° 02' 51" E	27.00	01° 02' 51"	42	200.00	102.00	102.00
43	N 01° 02' 51" E	27.00	01° 02' 51"	43	200.00	102.00	102.00
44	N 01° 02' 51" E	27.00	01° 02' 51"	44	200.00	102.00	102.00
45	N 01° 02' 51" E	27.00	01° 02' 51"	45	200.00	102.00	102.00
46	N 01° 02' 51" E	27.00	01° 02' 51"	46	200.00	102.00	102.00
47	N 01° 02' 51" E	27.00	01° 02' 51"	47	200.00	102.00	102.00
48	N 01° 02' 51" E	27.00	01° 02' 51"	48	200.00	102.00	102.00
49	N 01° 02' 51" E	27.00	01° 02' 51"	49	200.00	102.00	102.00
50	N 01° 02' 51" E	27.00	01° 02' 51"	50	200.00	102.00	102.00
51	N 01° 02' 51" E	27.00	01° 02' 51"	51	200.00	102.00	102.00
52	N 01° 02' 51" E	27.00	01° 02' 51"	52	200.00	102.00	102.00
53	N 01° 02' 51" E	27.00	01° 02' 51"	53	200.00	102.00	102.00
54	N 01° 02' 51" E	27.00	01° 02' 51"	54	200.00	102.00	102.00
55	N 01° 02' 51" E	27.00	01° 02' 51"	55	200.00	102.00	102.00
56	N 01° 02' 51" E	27.00	01° 02' 51"	56	200.00	102.00	102.00
57	N 01° 02' 51" E	27.00	01° 02' 51"	57	200.00	102.00	102.00
58	N 01° 02' 51" E	27.00	01° 02' 51"	58	200.00	102.00	102.00
59	N 01° 02' 51" E	27.00	01° 02' 51"	59	200.00	102.00	102.00
60	N 01° 02' 51" E	27.00	01° 02' 51"	60	200.00	102.00	102.00
61	N 01° 02' 51" E	27.00	01° 02' 51"	61	200.00	102.00	102.00
62	N 01° 02' 51" E	27.00	01° 02' 51"	62	200.00	102.00	102.00
63	N 01° 02' 51" E	27.00	01° 02' 51"	63	200.00	102.00	102.00
64	N 01° 02' 51" E	27.00	01° 02' 51"	64	200.00	102.00	102.00
65	N 01° 02' 51" E	27.00	01° 02' 51"	65	200.00	102.00	102.00
66	N 01° 02' 51" E	27.00	01° 02' 51"	66	200.00	102.00	102.00
67	N 01° 02' 51" E	27.00	01° 02' 51"	67	200.00	102.00	102.00
68	N 01° 02' 51" E	27.00	01° 02' 51"	68	200.00	102.00	102.00
69	N 01° 02' 51" E	27.00	01° 02' 51"	69	200.00	102.00	102.00
70	N 01° 02' 51" E	27.00	01° 02' 51"	70	200.00	102.00	102.00
71	N 01° 02' 51" E	27.00	01° 02' 51"	71	200.00	102.00	102.00
72	N 01° 02' 51" E	27.00	01° 02' 51"	72	200.00	102.00	102.00
73	N 01° 02' 51" E	27.00	01° 02' 51"	73	200.00	102.00	102.00
74	N 01° 02' 51" E	27.00	01° 02' 51"	74	200.00	102.00	102.00
75	N 01° 02' 51" E	27.00	01° 02' 51"	75	200.00	102.00	102.00
76	N 01° 02' 51" E	27.00	01° 02' 51"	76	200.00	102.00	102.00
77	N 01° 02' 51" E	27.00	01° 02' 51"	77	200.00	102.00	102.00
78	N 01° 02' 51" E	27.00	01° 02' 51"	78	200.00	102.00	102.00
79	N 01° 02' 51" E	27.00	01° 02' 51"	79	200.00	102.00	102.00
80	N 01° 02' 51" E	27.00	01° 02' 51"	80	200.00	102.00	102.00
81	N 01° 02' 51" E	27.00	01° 02' 51"	81	200.00	102.00	102.00
82	N 01° 02' 51" E	27.00	01° 02' 51"	82	200.00	102.00	102.00
83	N 01° 02' 51" E	27.00	01° 02' 51"	83	200.00	102.00	102.00
84	N 01° 02' 51" E	27.00	01° 02' 51"	84	200.00	102.00	102.00
85	N 01° 02' 51" E	27.00	01° 02' 51"	85	200.00	102.00	102.00
86	N 01° 02' 51" E	27.00	01° 02' 51"	86	200.00	102.00	102.00
87	N 01° 02' 51" E	27.00	01° 02' 51"	87	200.00	102.00	102.00
88	N 01° 02' 51" E	27.00	01° 02' 51"	88	200.00	102.00	102.00
89	N 01° 02' 51" E	27.00	01° 02' 51"	89	200.00	102.00	102.00
90	N 01° 02' 51" E	27.00	01° 02' 51"	90	200.00	102.00	102.00
91	N 01° 02' 51" E	27.00	01° 02' 51"	91	200.00	102.00	102.00
92	N 01° 02' 51" E	27.00	01° 02' 51"	92	200.00	102.00	102.00
93	N 01° 02' 51" E	27.00	01° 02' 51"	93	200.00	102.00	102.00
94	N 01° 02' 51" E	27.00	01° 02' 51"	94	200.00	102.00	102.00
95	N 01° 02' 51" E	27.00	01° 02' 51"	95	200.00	102.00	102.00
96	N 01° 02' 51" E	27.00	01° 02' 51"	96	200.00	102.00	102.00
97	N 01° 02' 51" E	27.00	01° 02' 51"	97	200.00	102.00	102.00
98	N 01° 02' 51" E	27.00	01° 02' 51"	98	200.00	102.00	102.00
99	N 01° 02' 51" E	27.00	01° 02' 51"	99	200.00	102.00	102.00
100	N 01° 02' 51" E	27.00	01° 02' 51"	100	200.00	102.00	102.00
101	N 01° 02' 51" E	27.00	01° 02' 51"	101	200.00	102.00	102.00
102	N 01° 02' 51" E	27.00	01° 02' 51"	102	200.00	102.00	102.00
103	N 01° 02' 51" E	27.00	01° 02' 51"	103	200.00	102.00	102.00
104	N 01° 02' 51" E	27.00	01° 02' 51"	104	200.00	102.00	102.00
105	N 01° 02' 51" E	27.00	01° 02' 51"	105	200.00	102.00	102.00

- LEGEND
- INDICATES BRASS CAP TO BE SET (MAG. 120-1 TYPE B)
 - INDICATES SUBDIVISION BOUNDARY CORNER SET, OR FOUND AS NOTED
 - INDICATES FOUND BRASS CAP FLUSH
 - INDICATES FOUND 1/2" REBAR/CAP JONES & ASSOCIATES, L.S. 14959 UNLESS OTHERWISE NOTED
 - INDICATES FOUND BRASS CAP IN HANDHOLE (BOHH)
 - INDICATES EASEMENT LINE
 - INDICATES ABANDONED EASEMENT
 - INDICATES MONUMENT LINE
 - INDICATES PROPERTY LINE
 - INDICATES APPROXIMATE LOCATION OF DRIVEWAY, SEE NOTE 6
 - PUE PUBLIC UTILITIES EASEMENT
 - DE DRAINAGE EASEMENT
 - CMU CONCRETE MASONRY UNIT WALL
 - W WROUGHT IRON FENCE
 - INDICATES CHANGE IN FENCE/WALL



STATE OF ARIZONA, SS
County of Maricopa
I, David Evans, being duly sworn, depose and say that the within and foregoing is a true and correct copy of the original as the same appears from the records of the County of Maricopa, Arizona.

DAVID EVANS AND ASSOCIATES, INC.
ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
2029 E. CAMELBACK RD. SUITE 240 PHOENIX, AZ 85016 (602)956-9050

DRAWN BY: TSJ CHECKED BY: DATE SECTION: 9 TNSP. RANGE: 4E
JOB NO.: ELLM0004 SHEET: 2 of 2

OWNERS

GROVES CENTER DEVELOPMENT LIMITED PARTNERSHIP II
4040 EAST CAMELBACK ROAD, SUITE 250
PHOENIX, ARIZONA 85018
PHONE: (602) 840-3000
FAX: (602) 840-8101

D.R. HORTON, INC.
4900 S. LAKESHORE DRIVE, SUITE 205
TEMPE, ARIZONA 85282
PHONE: (602) 491-4323
FAX: (602) 756-2858

DEDICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:
THAT GROVES CENTER DEVELOPMENT LIMITED PARTNERSHIP II, AN ARIZONA LIMITED PARTNERSHIP AND D.R. HORTON, INC., A DELAWARE CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME "FESTIVA TEMPE" PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "FESTIVA TEMPE" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND TRACTS CONSTITUTING SAME AND THAT EACH LOT AND TRACT SHALL BE KNOWN BY THE NUMBER OR LETTER THAT IS GIVEN TO EACH RESPECTIVELY ON SAID PLAT. EASEMENTS INDICATED ON SAID PLAT ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN.

BY: Mary L. Hughes DATE: 11/4/94
ELLMAN RESIDENTIAL DEVELOPMENT, INC.
THE GENERAL PARTNER OF GROVES CENTER
DEVELOPMENT LIMITED PARTNERSHIP II
BY: W. K. R. R. DATE: 11-4-94
D.R. HORTON, INC.
A DELAWARE CORPORATION

ACKNOWLEDGEMENT
ON THIS THE 30 DAY OF November, 1994, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Mary L. Hughes WHO ACKNOWLEDGED HERSELF AS De Vice President OF ELLMAN RESIDENTIAL DEVELOPMENT, INC., THE GENERAL PARTNER OF GROVES CENTER DEVELOPMENT LIMITED PARTNERSHIP II, THE OWNER, AND AS OWNER BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING HIS NAME AS OWNER. IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

BY: Mary L. Hughes DATE: 11/3/94
NOTARY PUBLIC
ACKNOWLEDGEMENT
ON THIS THE 4 DAY OF November, 1994, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED W. K. R. R. WHO ACKNOWLEDGED HIMSELF AS De Vice President OF D.R. HORTON, INC., A DELAWARE CORPORATION, THE OWNER, AND AS OWNER BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING HIS NAME AS OWNER. IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

BY: Myra M. Miller DATE: 11/4/94
NOTARY PUBLIC
RATIFICATION AND CONSENT TO PLAT
KNOW ALL MEN BY THESE PRESENTS:
THAT THE UNDERSIGNED HAS AN INTEREST OF RECORD IN A PORTION OF THAT CERTAIN PROPERTY PLATTED HEREON.

NOW, THEREFORE, THE UNDERSIGNED HEREBY RATIFIES, CONFIRMS, AND CONSENTS TO THE ABOVE DESCRIBED PLAT AND EACH AND EVERY DEDICATION MORE SPECIFICALLY SET FORTH THEREON AS IF THE UNDERSIGNED HAD ORIGINALLY JOINED IN THE EXECUTION OF SAID PLAT.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED ITS NAME TO BE SIGNED ON THIS 4 DAY OF November, 1994.
BANK ONE, ARIZONA NA, A NATIONAL BANKING ASSOCIATION
BY: Robert J. Smith
TITLE: A.V.P.

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF November, 1994, BY Robert J. Smith OF BANK ONE, ARIZONA NA, A NATIONAL BANKING ASSOCIATION ON BEHALF OF SAID ASSOCIATION.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.
BY: Norma J. Turner
MY COMMISSION EXPIRES: 11/1/95

RATIFICATION AND CONSENT TO PLAT
KNOW ALL MEN BY THESE PRESENTS:
THAT THE UNDERSIGNED HAS AN INTEREST OF RECORD IN A PORTION OF THAT CERTAIN PROPERTY PLATTED HEREON.

NOW, THEREFORE, THE UNDERSIGNED HEREBY RATIFIES, CONFIRMS, AND CONSENTS TO THE ABOVE DESCRIBED PLAT AND EACH AND EVERY DEDICATION MORE SPECIFICALLY SET FORTH THEREON AS IF THE UNDERSIGNED HAD ORIGINALLY JOINED IN THE EXECUTION OF SAID PLAT.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED ITS NAME TO BE SIGNED ON THIS 30 DAY OF November, 1994.

THE ELLIOT GROVES COMMERCE CENTER PROPERTY OWNERS' ASSOCIATION
BY: David L. Bruner
TITLE: SECRETARY/TREASURER

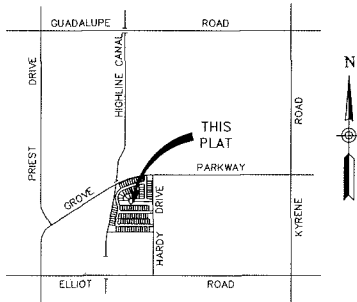
STATE OF ARIZONA } SS
COUNTY OF MARICOPA }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF November, 1994, BY David L. Bruner OF THE ELLIOT GROVES COMMERCE CENTER PROPERTY OWNERS' ASSOCIATION, ON BEHALF OF SAID CORPORATION.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.
BY: Jeppie Bay
MY COMMISSION EXPIRES: 11/1/95

SECOND AMENDED P.A.D. AND FINAL PLAT FOR FESTIVA TEMPE

FORMERLY
KAUFMAN & BROAD AT CYPRESS VILLAGE

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, AMENDING THE AMENDED FINAL P.A.D. FOR KAUFMAN & BROAD AT CYPRESS VILLAGE AS RECORDED IN BOOK 382 OF MAPS, PAGE 44 RECORDS OF MARICOPA COUNTY, ARIZONA.



VICINITY MAP
NTS

BASIS OF BEARING

NORTH 89° 40' 39" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9, AS SHOWN HEREON, COINCIDENT WITH THE CITY OF TEMPE GRID DATUM. RECORD BEARING FOR THIS LINE IS NORTH 89° 42' 14" EAST ACCORDING TO BOOK 280 OF MAPS, PAGE 45, "SANDERS RANCH UNIT I".

NOTES

- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON OR OVER OR PLACED WITHIN THE PUBLIC UTILITY EASEMENT EXCEPT WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING, ASPHALT, OR GRASS. THE CITY OF TEMPE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTION OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION OF CITY UTILITIES.
- THE OWNERS OF TRACTS A,B,C,D AND F IDENTIFIED AS DRAINAGE EASEMENTS ON THIS PLAT ARE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF SAID TRACTS IN ACCORDANCE WITH STANDARDS ESTABLISHED BY THE CITY OF TEMPE ENGINEER PURSUANT TO ORDINANCE NUMBER 8191.
- NO BUILDINGS OR STRUCTURES OF ANY SORT MAY BE CONSTRUCTED WITHIN TRACTS A,B,C,D AND F WHICH MAY IMPEDE THE FLOW OF WATER WITHIN SAID TRACTS.
- FOUND BC (DESTROYED, REMOVED 12-91) S68°26'22"W 1.95'. FOUND CONCRETE NAIL WITH STRADDLES S89°43'30"W 0.34'. FOUND BC (RESET 12-91) N89°21'28"W 0.34'.
- LOTS 58,64,65,66,67,68,69 AND 98 CONTAIN STREET AND EASEMENT RIGHTS OF WAY WHICH HAVE BEEN ABANDONED BY ORDINANCE NUMBER 91.09, RECORDED DOCKET 91-203925 M.C.R. AND ORDINANCE NUMBER 91.43, RECORDED DOCKET 92-0093230 M.C.R.
- LOTS 1,11,12,19,20,25,26,35,36,41,42,54,55, 63,64,76,77,90,91 AND 105 HAVE RESTRICTED DRIVEWAY LOCATIONS. DRIVEWAYS WILL BE LOCATED TOWARDS THE SIDE OF THE LOT AS INDICATED BY THE DRIVEWAY LEGEND SYMBOL.
- DRIVEWAY FOR RV PARKING SHALL BE 24' - 30' WIDE, PERPENDICULAR TO ROADWAY, PER STANDARD DETAIL T-320.

TRACT	OWNERSHIP	USE	ACREAGE
A	THE GROVES HOMEOWNERS ASSOCIATION	LANDSCAPING & RETENTION	0.23
B	THE GROVES HOMEOWNERS ASSOCIATION	LANDSCAPING & RETENTION & GUEST PARKING	0.45
C	THE GROVES HOMEOWNERS ASSOCIATION	LANDSCAPING & RETENTION & GUEST PARKING	1.43
D	THE GROVES HOMEOWNERS ASSOCIATION	LANDSCAPING & RETENTION	0.45
E	THE GROVES HOMEOWNERS ASSOCIATION	LANDSCAPING, RETENTION & PARKING	0.81
F	THE GROVES HOMEOWNERS ASSOCIATION	LANDSCAPING & RETENTION	0.55

STATE OF ARIZONA } SS
County of Maricopa }
I hereby certify that the within instrument was filed and recorded as required of
D.R. HORTON INC
11-10-94 9:56
in Book 386
on page 2
Witness my hand and official seal the day and year aforesaid.
Notary Public
By: Myra M. Miller County Recorder
94-963717
RECORDING NUMBER

ASSURED WATER SUPPLY

THIS DEVELOPMENT IS LOCATED WITHIN THE CITY OF TEMPE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

PATIO HOMES - #SBD-93.77 & #SPD-93.78 #ZON-93.22

- A. PUBLIC WORKS DEPARTMENT APPROVAL OF ALL ROADWAY, ALLEY AND UTILITY EASEMENT DEDICATIONS, DRIVEWAYS, STORM WATER RETENTION AND STREET DRAINAGE PLANS, WATER AND SEWER CONSTRUCTION DRAWINGS, REFUSE PICKUP, AND OFF-SITE IMPROVEMENTS.
- B. OFF-SITE IMPROVEMENTS TO BRING ROADWAYS TO CURRENT STANDARDS INCLUDE:
(1) WATER LINES AND FIRE HYDRANTS
(2) SEWER LINES
(3) STORM DRAINS
(4) ROADWAY IMPROVEMENTS INCLUDING STREET LIGHTS, CURB, GUTTER, BIKE PATH, SIDEWALK, BUS SHELTER AND RELATED AMENITIES.
- C. FEES TO BE PAID WITH THE DEVELOPMENT OF THIS PROJECT INCLUDE:
(1) WATER AND SEWER DEVELOPMENT FEES.
(2) WATER AND/OR SEWER PARTICIPATION CHARGES.
(3) INSPECTION AND TESTING FEES.
- A. ALL STREET DEDICATIONS SHALL BE MADE WITHIN SIX (6) MONTHS OF COUNCIL APPROVAL.
- B. PUBLIC IMPROVEMENTS MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS. ANY PHASING SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- C. ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE, UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDER GROUND PRIOR TO ISSUANCE OF OCCUPANCY PERMIT FOR THE (RE)DEVELOPMENT IN ACCORDANCE WITH ORDINANCE NO. 88.85.
- APPROVAL OF COM'S FOR THE PATIO HOME DEVELOPMENT IN A FORM ACCEPTABLE TO THE CITY ATTORNEY AND COMMUNITY DEVELOPMENT DIRECTOR MUST TAKE PLACE PRIOR TO RECORDED OF THE PLAN OR PLAT. THESE COM'S SHOULD PROVIDE THAT A SINGLE ENTITY WILL ULTIMATELY BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, BOTH REQUIRED BY ORDINANCE AND IN THE COMMON AREA ON SITE, ACCORDING TO THE LANDSCAPE PLAN APPROVED BY THE CITY, AND THAT SUCH PROVISION MAY NOT BE AMENDED WITHOUT PRIOR APPROVAL BY THE CITY ATTORNEY AND COMMUNITY DEVELOPMENT DIRECTOR.
- NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT PRIOR APPROVAL OF THE CITY OF TEMPE.
- VALID BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED WITHIN ONE YEAR OF DATE OF COUNCIL APPROVAL OR VARIANCES SHALL BE DEEMED NULL AND VOID.
- BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED WITHIN TWO (2) YEARS OF THE DATE OF COUNCIL APPROVAL OR THE ZONING SHALL REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION.
- THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS REGARDING ARCHEOLOGICAL ARTIFACTS ON THIS SITE.
- PRIOR TO APPROVAL OF THE LANDSCAPE PLAN, THE DEVELOPER SHALL FURNISH THE CITY WITH A COPY OF THE AGREEMENT WITH SALT RIVER PROJECT REGARDING USE OF ITS EASEMENTS FOR ROADS, RV PARKING ETC., AND PROOF OF SRP APPROVAL OF ALL PROPOSED IMPROVEMENTS IN THESE EASEMENTS.
- BIKE PATH, LIGHTING, LANDSCAPING AND BIKE REST AREA TO BE INSTALLED PRIOR TO MARCH 31, 1994 AND MAINTAINED THEREAFTER BY THE DEVELOPER. DETAILS TO BE RESOLVED WITH ENGINEERING AND DESIGN REVIEW.
- ALL STREETS, WATER AND SEWER LINES TO BE DEDICATED TO THE PUBLIC.

BENCHMARK

CITY OF TEMPE BRASS CAP IN HANDHOLE AT THE INTERSECTION OF ELLIOT ROAD AND GROVE PARKWAY. ELEVATION = 1234.40 CITY OF TEMPE DATUM.

VARIANCES - AS APPROVED - SBD 93.77 SPD 93.78

- REDUCE REQUIRED SIDEYARD SETBACK FROM 10' TO 5' FOR UNITS WITHOUT COMMON WALLS.
- REDUCE REQUIRED MINIMUM STREET SIDEYARD SETBACK FROM 25' TO 8'.
- REDUCE REQUIRED GUEST PARKING FROM 22 SPACES TO 11 SPACES.
- REDUCE REQUIRED R.V. PARKING FROM 11 SPACES TO 6 SPACES.
- WAVE REQUIRED LANDSCAPING (15 GALLON TREES 15' O.C.) ON ALL INTERNAL REAR YARD PROPERTY LINES BETWEEN LOTS IN THE SUBDIVISION.
- REDUCE REQUIRED FRONT YARD LANDSCAPING FROM ONE 15 GALLON/24" BOX TREE FOR EVERY 25' TO ONE 15 GALLON TREE PER INDIVIDUAL LOT.
- WAVE REQUIREMENT THAT REQUIRED R.V. PARKING SPACES BE LOCATED ON SITE, OR ON AN ADJACENT SITE.

VARIANCES - AS APPROVED - SPD 94.72

- INCREASE THE MAXIMUM HEIGHT OF WALLS IN THE REAR AND SIDE PROPERTY LINES FROM 6' TO 8' AT CERTAIN LOCATIONS (AS SHOWN ON SHEET 2 OF 2).

VARIANCES - AS APPROVED - SPD 94.87

- INCREASE THE MAXIMUM ALLOWED LOT COVERAGE FROM 40% TO 55%.

VARIANCES - AS APPROVED - SPD 94.105

- DECREASE THE MINIMUM REQUIRED FRONT YARD BUILDING SETBACK FROM 25 FEET TO 20 FEET.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR OF THE STATE OF ARIZONA; THAT THIS MAP CONSISTING OF 2 SHEETS, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION FROM NOVEMBER, 1991 THROUGH APRIL, 1992; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL 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.

THOMAS J. LUTE
REGISTERED LAND SURVEYOR NUMBER 14959

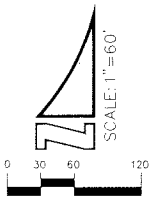


SECOND AMENDED FINAL P.A.D. AND FINAL PLAT FOR FESTIVA TEMPE



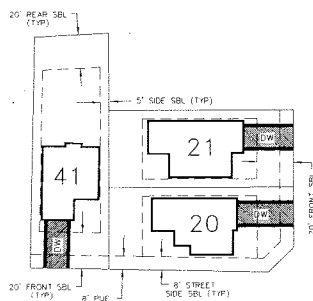
DAVID EVANS AND ASSOCIATES, INC.
ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
2829 E. CAMELBACK RD., SUITE 240 PHOENIX, AZ 85016 (602)956-9850

DRAWN BY TJL CHECKED BY TJL DATE: 10-94 SECTION 1 TOWNSHIP 1 RANGE 4
JOB NO.: ELLMO004 SHEET 1 of 2



TYPICAL OFF STREET PARALLEL PARKING DETAIL

SCALE: 1"=30'



TYPICAL KEY LOT & CORNER LOT DETAIL

NTS

LEGEND

- INDICATES BRASS CAP TO BE SET (MAG 120-1 TYPE B)
- INDICATES SUBDIVISION BOUNDARY CORNER SET, OR FOUND AS NOTED
- INDICATES FOUND BRASS CAP FLUSH
- INDICATES FOUND 1/2" REBAR/CAP JONES & ASSOCIATES, L.S. 14959 UNLESS OTHERWISE NOTED
- INDICATES FOUND BRASS CAP IN HANDHOLE (BCHH)
- INDICATES EASEMENT LINE
- INDICATES ABANDONED EASEMENT
- INDICATES MONUMENT LINE
- INDICATES PROPERTY LINE
- INDICATES APPROXIMATE LOCATION OF DRIVEWAY, SEE NOTE 6
- PUE PUBLIC UTILITIES EASEMENT
- DE DRAINAGE EASEMENT
- CMU CONCRETE MASONRY UNIT WALL
- WI WROUGHT IRON FENCE
- INDICATES CHANGE IN FENCE/WALL

SANDERS RANCH UNIT 1
BOOK 280, PAGE 45
(R-4)

EXISTING 12" SW. LANDSCAPE
TRAFFIC CONTROL AND UTILITY
EASEMENT, BK. 370, PG. 30

EXISTING 12" SW. LANDSCAPE
TRAFFIC CONTROL AND UTILITY
EASEMENT, BK. 370, PG. 30

SANDERS RANCH UNIT 1
BOOK 280, PAGE 45
(R-4)

LINE TABLE

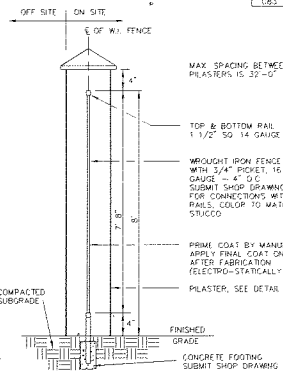
LINE	DIRECTION	DISTANCE
L1	N01°00'00"E	27.00'
L2	N89°43'30"E	40.06'
L3	S45°17'45"E	89.59'
L4	N62°52'14"E	17.29'
L5	N44°18'57"E	13.27'
L6	S88°57'09"E	23.63'
L7	S45°12'37"W	13.20'
L8	N79°22'47"E	11.91'
L9	S12°44'50"W	34.51'
L10	N42°58'01"E	4.19'
L11	N45°28'41"E	16.79'
L12	S13°33'55"E	45.03'
L13	S13°33'55"E	45.03'
L14	S13°33'55"E	45.03'
L15	S13°33'55"E	45.03'
L16	S13°33'55"E	45.03'
L17	S13°33'55"E	45.03'
L18	S13°33'55"E	45.03'
L19	S13°33'55"E	45.03'
L20	S13°33'55"E	45.03'
L21	S13°33'55"E	45.03'
L22	S13°33'55"E	45.03'
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L26	S13°33'55"E	45.03'
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L28	S13°33'55"E	45.03'
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L30	S13°33'55"E	45.03'
L31	S13°33'55"E	45.03'
L32	S13°33'55"E	45.03'
L33	S13°33'55"E	45.03'
L34	S13°33'55"E	45.03'
L35	S13°33'55"E	45.03'
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L53	S13°33'55"E	45.03'
L54	S13°33'55"E	45.03'
L55	S13°33'55"E	45.03'
L56	S13°33'55"E	45.03'
L57	S13°33'55"E	45.03'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	101.48'	52.46'	101.48'	101.48'	N01°00'00"E	27.00'
C2	200.00'	294.90'	181.86'	288.94'	S28°10'11"E	84.99'
C3	100.00'	157.08'	114.38'	143.08'	S73°06'30"E	09.22'
C4	400.00'	38.93'	19.48'	38.91'	N02°06'47"E	05.94'
C5	100.00'	52.46'	78.37'	153.44'	S88°57'09"E	05.94'
C6	100.00'	52.46'	78.37'	153.44'	S88°57'09"E	05.94'
C7	88.29'	97.53'	49.97'	87.06'	N11°11'01"E	06.27'
C8	103.33'	45.03'	22.50'	45.03'	S81°12'59"E	01.41'
C9	103.33'	45.03'	22.50'	45.03'	S81°12'59"E	01.41'
C10	103.33'	45.03'	22.50'	45.03'	S81°12'59"E	01.41'
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C57	103.33'	45.03'	22.50'	45.03'	S81°12'59"E	01.41'

SITE DATA

ZONED	R-4
NET SITE AREA	21.08 ACRES
DENSITY	4.886 LOTS/ACRE
NO. OF LOTS	105 LOTS
NO. OF SMALLEST LOT	31
NO. OF LARGEST LOT	37
TRACTS	6 TRACTS
BUILDING COVERAGE	4.228 ACRES
SMALLEST	4.198
LARGEST	35.44%
PARKING PROVIDED	17 SPACES
QUEST	6 SPACES



SECTION WROUGHT IRON FENCE

NOTE: DRIVEN GROUND 1/2" DIA. x 8'-0" COPPER ROD INSTALL PER N.E.C. # 250-83 ONE ON EACH END OF PLASTER. #8 BARE SOLID COPPER CONDUCTOR ATTACH WITH CABLE TO ROD & W. FENCE. DO NOT BEND FENCE SECTION TOGETHER BETWEEN PLASTERS.

SECOND AMENDED FINAL P.A.D. AND FINAL PLAT FOR FESTIVA TEMPE



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DRAWN BY: CHECKED BY: DATE: 10-94 SECTION: 15 RANGE: 45
JOB NO.: ELLM0004 SHEET 2 of 2