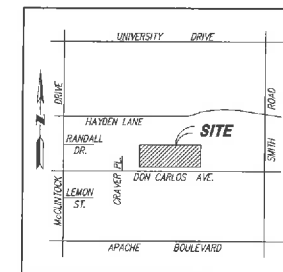
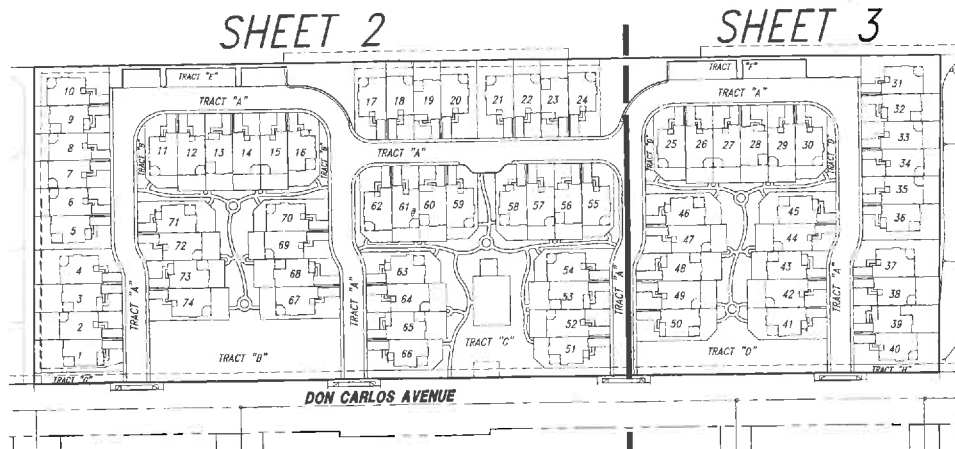


FINAL P.A.D. OF "HAYDEN COVE TOWNHOUSES UNIT 2"

A REPLAT OF LOTS 25 THRU 30 OF RANCHO EL DORADO
RECORDED IN BOOK 32, PAGE 40, M.C.R.
LOCATED IN THE NORTHWEST QUARTER OF SECTION 24,
TOWNSHIP 1 NORTH, RANGE 4 EAST,
GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



VICINITY MAP
NW 1/4 SECTION 24
T.1N., R.4E., G.4E.S.R.6-4
MARICOPA COUNTY, ARIZONA



DON CARLOS AVENUE

SITE MAP
NOT TO SCALE

PROJECT DESCRIPTION

74 TOWNHOUSE UNITS IN A
PLANNED RESIDENTIAL COMMUNITY

OWNER

HAYDEN COVE, L.L.C.
670 MARICOPA LAND CO., INC.
8160 E. BUTTERUS DRIVE SUITE 5
SCOTTSDALE, ARIZONA 85260
CONTACT: MARK HARDY
PHONE: (480) 948-9550

ARCHITECT

SABER DESIGN GROUP
3415 EAST PASADENA AVENUE
PHOENIX, ARIZONA 85018
PHONE: (602) 956-6655

PROJECT NAME/ADDRESS

HAYDEN COVE TOWNHOUSES UNIT 2
1888 EAST DON CARLOS AVENUE

SUBMITTED BY

LANDMARK ENGINEERING, INC.
2310 NORTH 16TH STREET SUITE 285
PHOENIX, ARIZONA 85020
CONTACT: JAMES D. LENON
PHONE: (602) 861-2005

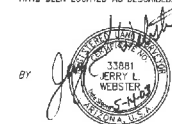
PARCEL INFORMATION

ZONING: P-1 PAD
AREA SIZE: GROSS = 278,449 S.F. 6.39 ACRES
NET = 257,013 S.F. 5.80 ACRES

PRIVATE STREETS TO INCLUDE AN EASEMENT FOR
REFUSE COLLECTION, EMERGENCY AND SERVICE
TYPE VEHICLES AND PUBLIC UTILITIES

CERTIFICATION

I, JERRY L. WEBSTER, HEREBY CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY SUPERVISION DURING THE MONTH OF JUNE 2002, ALSO THAT THE MONUMENTS DESCRIBED HEREON HAVE BEEN LOCATED AS DESCRIBED.



REGISTRATION NO. 33881

CONDITIONS OF APPROVAL : SPD-2003.24

1. A. THE PUBLIC WORKS DEPARTMENT SHALL APPROVE 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, BUMPUPITY, SIDEWALK, BUS SHELTERS, AND RELATED HARDWARES
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
D. ALL APPLICABLE OFF-SITE PLANS SHALL BE APPROVED PRIOR TO RECORDATION OF FINAL SUBDIVISION PLAT.
2. 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 THE ISSUANCE OF AN OCCUPANCY PERMIT FOR THIS (RE)DEVELOPMENT IN ACCORDANCE WITH THE CODE OF THE CITY OF TEMPE - SECTION 25.120
3. THE FINAL PLANNED AREA DEVELOPMENT (PAD) SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH THE APPROPRIATE SIGNATURE BLANKS AND RECORDED WITH THE MARICOPA COUNTY RECORDERS' OFFICE THROUGH THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT ON OR BEFORE MARCH 13, 2004
4. THE FINAL PLANNED AREA DEVELOPMENT (PAD) SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDERS' OFFICE PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS
5. COUNCIL CONDITIONS #2, #3 AND #5 FROM #20W-2002.01, #SPD-2002.01 AND #S60-2002.02 (FEBRUARY 28, 2002) SHALL APPLY.

BUILDING INFORMATION

BUILDING HEIGHT: 24 FEET, 2 STORIES
BUILDING TYPE: URS TYPE B-W
SPRINKLERED: NO - UNDER 2,000 S.F. PER UNIT WITH 1 HR. SEP. BETWEEN ADJACENT UNITS
BUILDING USE: RESIDENTIAL
ALLOWABLE AREA: UNLIMITED
TYPE OF UNITS: 74 UNIT TOWNHOUSE COMPLEX
PARKING PROVIDED: 74 X 2 = 148 SPACES PLUS 25 GUEST
BICYCLE PARKING: 2 PER GARAGE = 148
LANDSCAPING ON SITE: 98,508 S.F., 2,288 ACRES - COMMON PUBLIC AREAS & FRONT YARDS, DOES NOT INCLUDE PRIVATE BACK YARD LANDSCAPE
DENSITY: 12.6 UNITS PER ACRE

UNIT DESCRIPTION	
UNIT 1	1,203 S.F. 2 STORY, 2 BEDROOM, 1 CAR GARAGE
UNIT 2	1,303 S.F. 2 STORY, 3 BEDROOM, 1 CAR GARAGE
UNIT 3	1,482 S.F. 2 STORY, 3 BEDROOM, 1 CAR GARAGE

LEGAL DESCRIPTION

HAYDEN COVE TOWNHOUSES UNIT 2, RECORDED IN BOOK 614, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA

BOOK 636 PAGE 45

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURGELL
2003 - 0659996

05/23/2003 02:32 PM

APPROVALS :

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, THIS 13th DAY OF March, 2003.

BY: Niel Giuliano 5/20/03
MAYOR DATE
ATTEST: [Signature] 5/21/03
CITY CLERK DATE
BY: [Signature] 5/22/03
CITY ENGINEER DATE
BY: [Signature] 5/23/03
DEVELOPMENT SERVICES DATE



LANDMARK ENGINEERING, INC.
7310 N. 16TH STREET SUITE 285
PHOENIX, ARIZONA 85020 (602) 861-2005

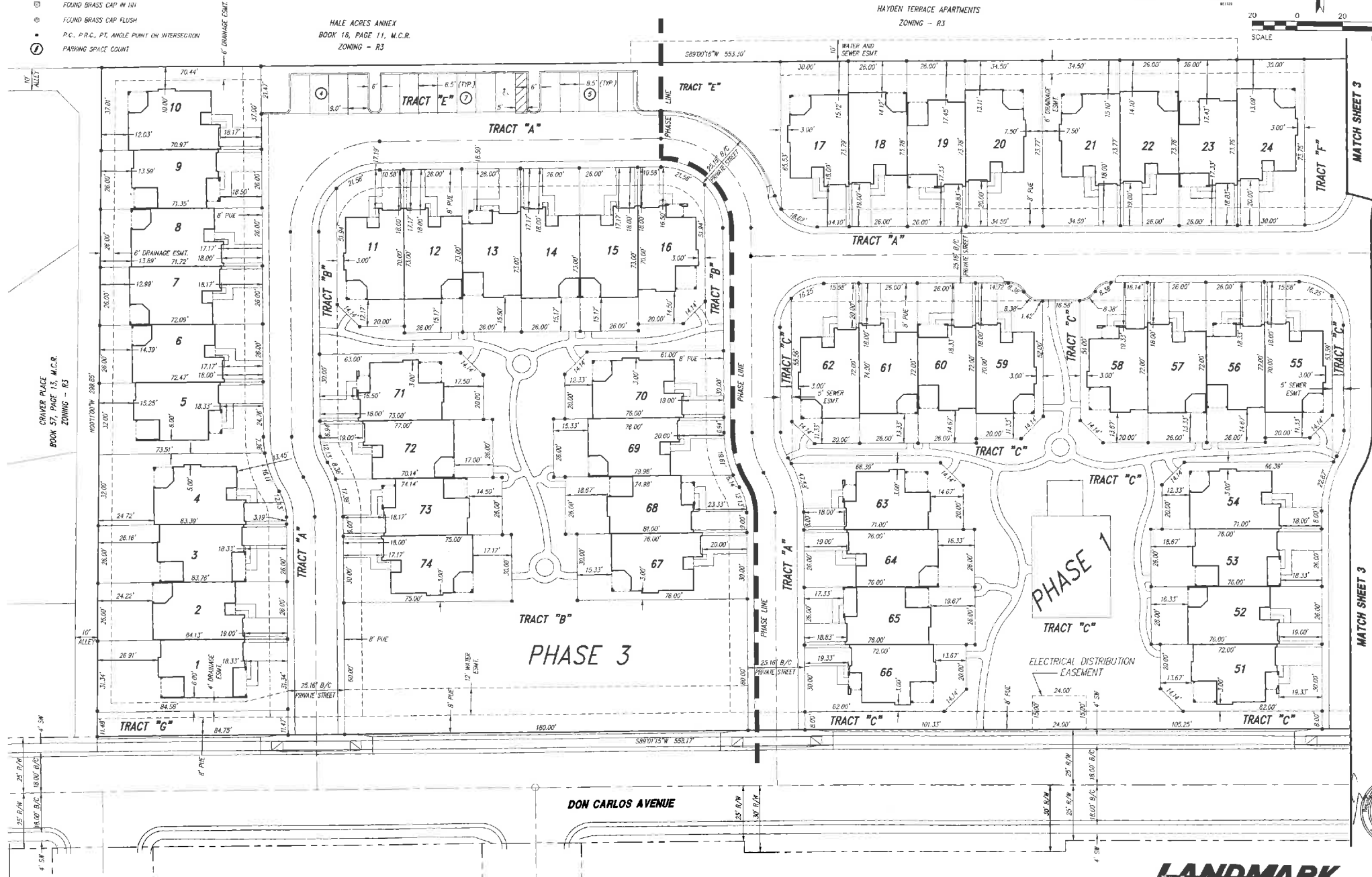
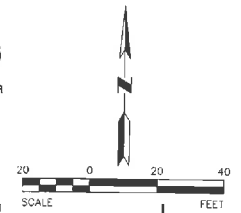
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DATE 04/16/03

SHEET 1 OF 3

LEGEND

- SUBDIVISION BOUNDARY
- RIGHT OF WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
- U.V.E. UNOBSTRUCTED VIEW EASEMENT
- SET BRASS CAP (UPON COMPLETION OF PROJECT)
- ⊙ FOUND BRASS CAP IN HH
- ⊙ FOUND BRASS CAP FLUSH
- ⊙ P.C., P.R.C., PT. ANGLE POINT ON INTERSECTION
- ⊙ PARKING SPACE COUNT

BOOK 636 PAGE 45
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 2003-0659996
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CRAYER PLACE
 BOOK 57, PAGE 15, M.C.R.
 ZONING - R3

HALE ACRES ANNEX
 BOOK 16, PAGE 11, M.C.R.
 ZONING - R3

HAYDEN TERRACE APARTMENTS
 ZONING - R3

PHASE 2

PHASE 1
 TRACT "C"

PHASE 3

DON CARLOS AVENUE

DS01068 SPD-2003.24 REC03016

LANDMARK
 ENGINEERING, INC.
 7310 N. 16TH STREET SUITE 285
 PHOENIX, ARIZONA 85020 (602) 861-2005



JOB NO. 20032
 ACAD FILE 00337012
 DATE 04/16/03
 SHEET 2 OF 3

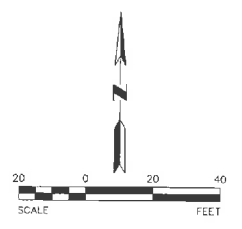
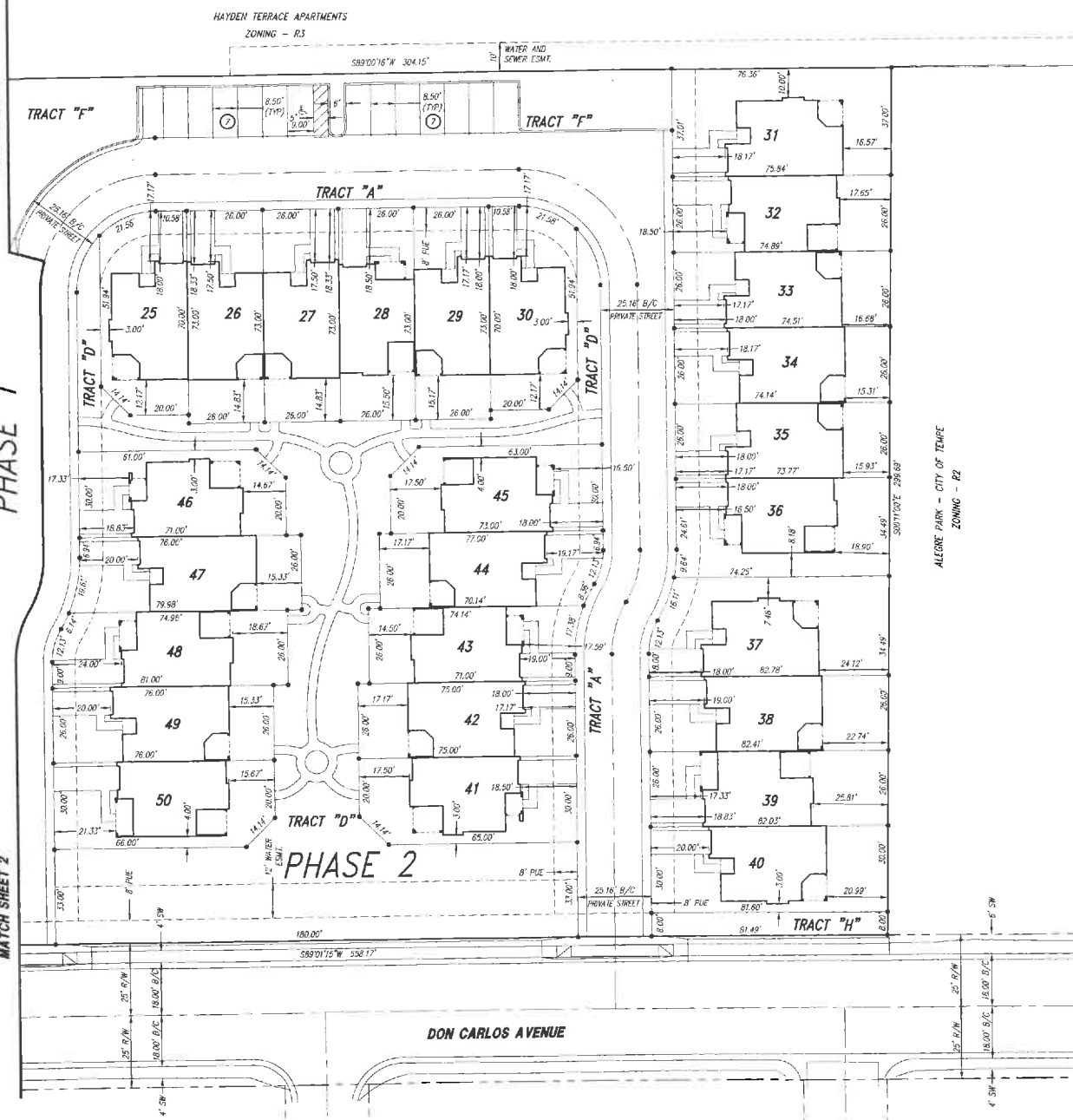
DS01068 SPD-2003.24 REC03016

- LEGEND**
- SUBDIVISION BOUNDARY
 - RIGHT OF WAY
 - P.U.E. PUBLIC UTILITY EASEMENT
 - V.N.A.C. VEHICULAR NON ACCESS EASEMENT
 - U.V.E. UNRESTRICTED VIEW EASEMENT
 - SET BRASS CAP (UPON COMPLETION OF PROJECT)
 - FOUND BRASS CAP IN HH
 - FOUND BRASS CAP FLUSH
 - P.C., P.R.C., P.T., ANGLE POINT OR INTERSECTION
 - PARKING SPACE COUNT

MATCH SHEET 2

PHASE 1

MATCH SHEET 2



BOOK 636 PAGE 45
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
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LANDMARK
 ENGINEERING, INC.
 7310 N. 18TH STREET
 PHOENIX, ARIZONA 85020

JOB NO. 20032
 ACAD FILE 0032403
 DATE 04/16/03
 SHEET 3 OF 3

DS01068 SPD-2003.24 REC03016

DS01068 SPD-2003.24 REC03016