

FINAL SUBDIVISION MAP & P.A.D. MAP OF LA SOMBRA TOWNHOUSES AMENDED

A SUBDIVISION OF LOTS 39 & 40, THE WEST 160' OF LOT 42 & THE WEST 23.75' OF LOT 41, ALL OF "SUNSET VISTA" A SUBDIVISION RECORDED IN BOOK 73, PAGE 15, M.C.R., IN THE N.E. 1/4, SEC. 27, T.1N., R.4E., G.6S., R.B.6M., MARICOPA COUNTY, ARIZONA. (A RE-SUBDIVISION OF LA SOMBRA TOWNHOUSES, RECORDED IN BOOK 17 OF MAPS, PAGE 8, M.C.A.)

DEDICATION
STATE OF ARIZONA)
COUNTY OF MARICOPA) S.S.

KNOW ALL MEN BY THESE PRESENTS THAT TITLE INSURANCE COMPANY OF MINNESOTA, A MINNESOTA CORPORATION, AS TRUSTEE HAS SUBDIVIDED UNDER THE NAME OF LA SOMBRA TOWNHOUSES AMENDED A PORTION OF THE E 1/2, N.E. 1/4, N.E. 1/4, SEC. 27, T.1N., R.4E., G.6S., R.B.6M., MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID LA SOMBRA TOWNHOUSES AMENDED. ARIZONA TITLE INSURANCE AND TRUST COMPANY DECLARES THAT THIS PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS CONSTITUTING THE SUBDIVISION. EACH LOT & STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON THIS PLAT, AND ARIZONA TITLE INSURANCE AND TRUST COMPANY, AS TRUSTEE, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE PROVIDED FOR THE PURPOSES SHOWN. IN WITNESS WHEREOF, TITLE INSURANCE COMPANY OF MINNESOTA, AS TRUSTEE HAS HERETO CAUSED ITS CORPORATE SEAL TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS 11th DAY OF September, 1981. TITLE INSURANCE COMPANY OF MINNESOTA.

BY: Benny Gonzales
TRUSTEE

ACKNOWLEDGEMENT
STATE OF ARIZONA)
COUNTY OF MARICOPA) S.S.

ON THIS, THE 11th DAY OF September, 1981, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED BENNY GONZALES WHO ACKNOWLEDGED HIMSELF TO BE SENIOR TRUST OFFICER OF TITLE INSURANCE COMPANY OF MINNESOTA, A MINNESOTA CORPORATION, AND THAT HE AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION, AS TRUSTEE, BY HIMSELF AS SENIOR TRUST OFFICER. IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 12-16-82.

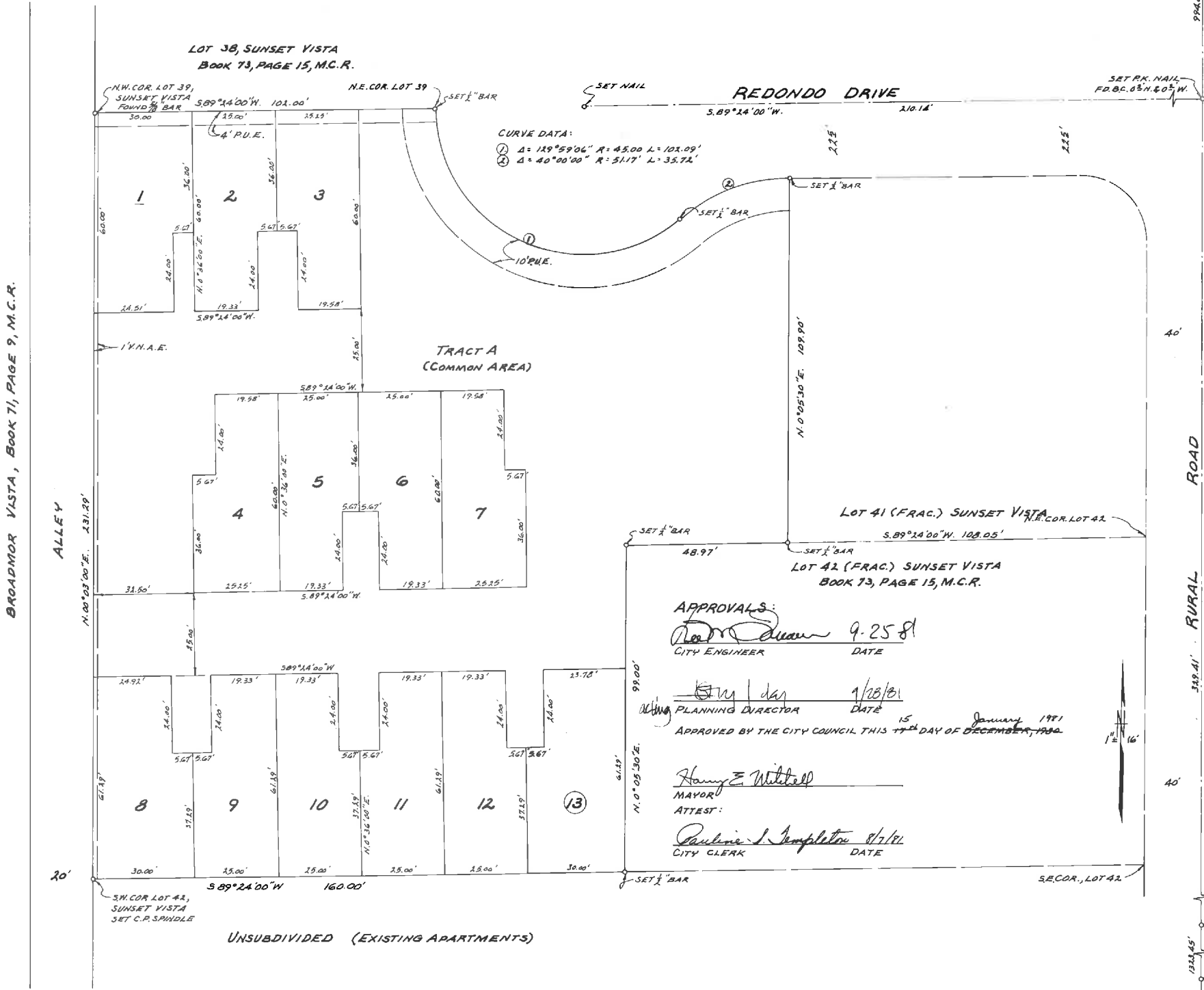
William J. Norman
NOTARY PUBLIC

ENGINEER'S CERTIFICATE:
I, WILLIAM J. NORMAN, HEREBY CERTIFY THAT I AM A CIVIL ENGINEER, REGISTERED IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF TWO SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN APRIL, 1979; 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.

William J. Norman
WILLIAM J. NORMAN, P.E. #5506

CERTIFICATE OF ASSURED SUPPLY
LaSombra Townhouses is within an area designated as having an assured water supply pursuant to Arizona Revised Statutes 45-576 Subsection E.

William J. Norman
civil engineer
4714 E. Broadway Road
Phoenix, Arizona 85040
(602) 894-1131



RECEIVED
OCT 1 1981
T.O. TEMPE
VALUING DEPT

City of
236

Survey

RECORDED

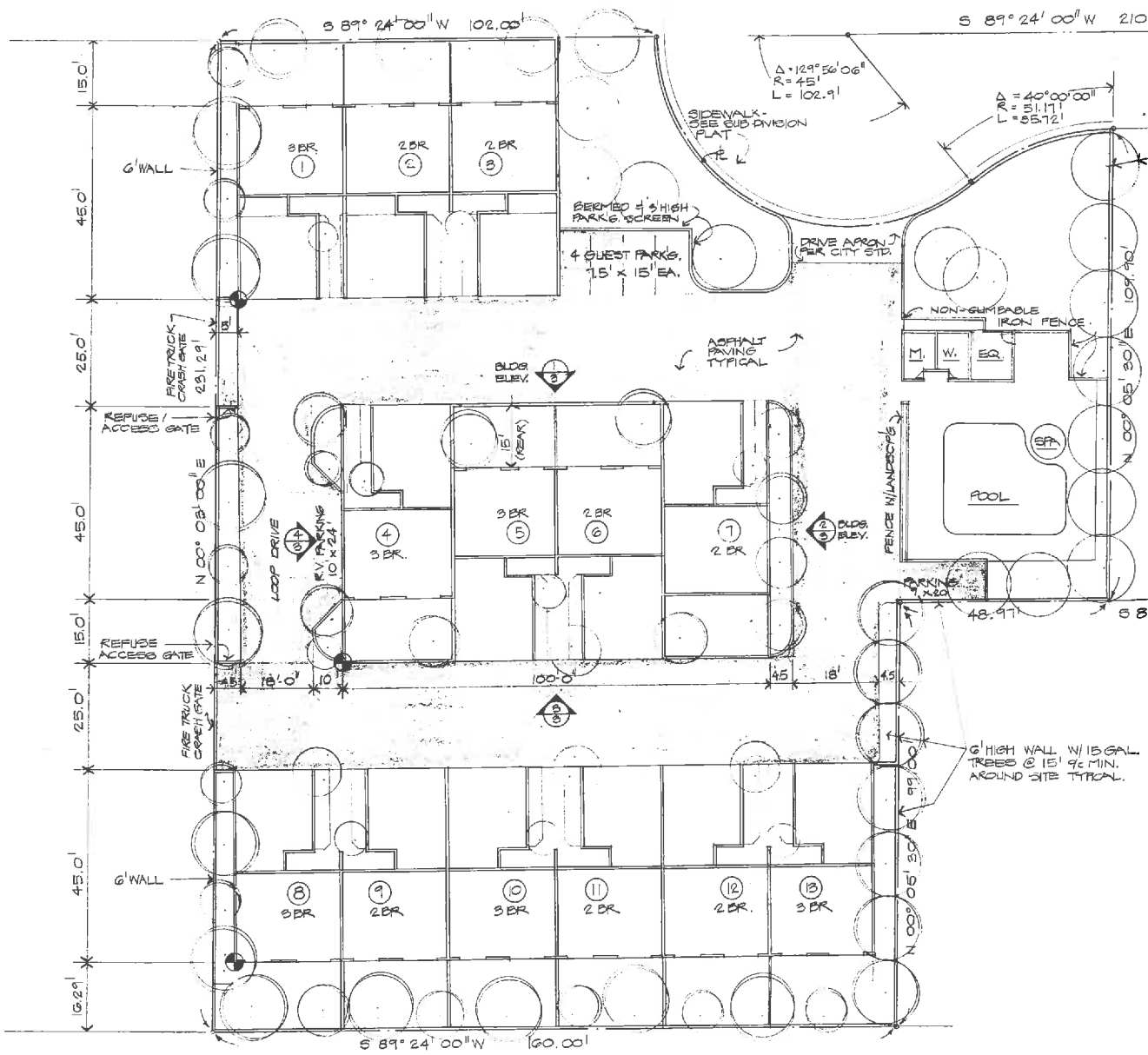
BROADMOR VISTA, BOOK 71, PAGE 9, M.C.R.

RURAL ROAD

FINAL SUBDIVISION MAP.
SHEET 1 OF 2 SHEETS.
SEE SHEET 2 FOR P.A.D. MAP.

SEP 28 1981 - 3:15
 STATE OF ARIZONA
 County of Maricopa
 I hereby certify that the with in instrument was filed and recorded at request of
 City of Tempe
 Book 236
 Page 22
 Witness my hand and official seal this 28th day of September 1981.
 County Recorder
 Larry D. Franks

RECEIVED
 OCT 1 1981
 CITY OF TEMPE
 PLANNING DEPT.



RECORDED

LOTS 1 THROUGH 13, INCLUSIVE, AND TRACT 'A', OF 'LA SOMBRA' TOWNHOUSES, PER MAP RECORDED IN BOOK 217, PAGE 8 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; TOGETHER WITH AN UNDIVIDED 18/18 INTEREST IN AND TO THE COMMON AREA.

LEGAL DESCRIPTION

ZONE	R-5
ACREAGE	26,873 $\frac{1}{2}$, 0.835 AC.
DENSITY	15.51/AC.
UNIT GROUND COVERAGE	9903 SF.
TOTAL GROUND COVERAGE	12,8703 SF.
1-2 BEDROOM UNITS	
6-3 BEDROOM UNITS	
DRIVES & GUEST PARKS	10,515 SF.
POOL & LANDSCAPING	12,288 SF.
PARKING:	
COVERED	26
GUEST	5
R.V. & BOAT	1
TOTAL REQUIRED	32

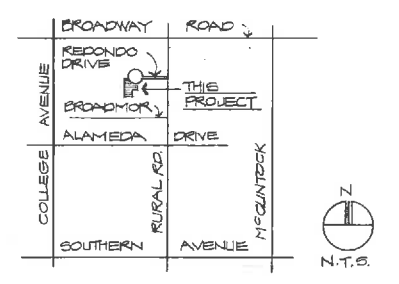
GENERAL NOTES

- Public Works Department approval of all street dedications, alleys, easements, driveways, drainage, water and sewer construction drawings, refuse pickup, off-site improvements and bikepaths.
- Access off the alley is prohibited for this site except for emergency use through a crash gate.
- That the parking space adjacent to the pool area be widened by 3' and that the corners of the RV parking space shall be rounded to eliminate the 90° curb setback. Details to be approved by staff prior to Council action.
- That the building elevations, site plan and landscape plan be approved by the Design Review Board prior to Council action.
- Aerial street improvements which extend beyond the boundaries of the subdivision to a specified length be installed prior to the issuance of any occupancy permits in the subdivision.

APPROVAL CONDITIONS

- REDUCE SETBACKS AS FOLLOWS:
- 2. FRONT - FROM 25' TO 0'
 - 5. SIDE - FROM 10' TO 0' TO 40'
- REDUCE R.V. PARKING FROM 5 TO 1
 REDUCE PORTIONS OF LOOP DRIVE FROM 25' TO 8'
 INCREASE LOT COVERAGE FROM 40% TO 66%
 REDUCE MINIMUM LOT AREA FROM 6000 S.F. TO 1500 S.F.
 REDUCE LOT LENGTH FROM 100' TO 60'
 REDUCE LOT WIDTH FROM 60' TO 25'
 PERMIT P.A.D. APPLICATION FOR SITE LESS THAN 1 ACRE

VARIANCES REQUESTED



FINAL P.A.D. MAP FOR LA SOMBRA TOWNHOUSES, AMENDED 1/8" = 1'-0"

RE
 ROBERT D. FRANKS
 PLANNED AREA DEVELOPMENT
 for
 TOWNHOUSES
 'LA SOMBRA'
 Date: A
 Scale: N
 Drawn:
 Job: 1
 Sheet:
 of 2