

LOS BRISAS

STATE OF ARIZONA
 County of Maricopa
 I hereby certify that this is a true and correct copy of the original as recorded in the office of the County Clerk of Maricopa County, Arizona.
 JUN 23 1978-2 00
 City of Tempe
 County Recorder
 [Signature]

PARKING

ORIGINAL APPROVED PUD WAS FOR 100 UNITS OF WHICH 89 WERE CONSTRUCTED. ALL UNITS EXISTING & PROPOSED HAVE OBL CAR CARPOUSES IN EXISTING & OBL CAR GARAGES IN PROPOSED. GUEST PARKING FOR ORIG 89 UNITS REQUIRED 18 SPACES 1/5 UNITS PROVIDED 18 SPACES. GUEST PARKING FOR PROPOSED 71 UNITS REQUIRED 18 SPACES 1/5 UNITS PROVIDED 23 SPACES. **REV. PARKING PROVIDED & EXISTING AS PER ORIGINAL APPROVAL FOR 100 UNITS.**

AREA LEGEND

ALL AREAS SHOWN ARE SOUTH & WEST OF & FOR SHANNON DRIVE, RIVER DRIVE & NORTH OF TORRE MOLINO'S OFF RIVER DRIVE.

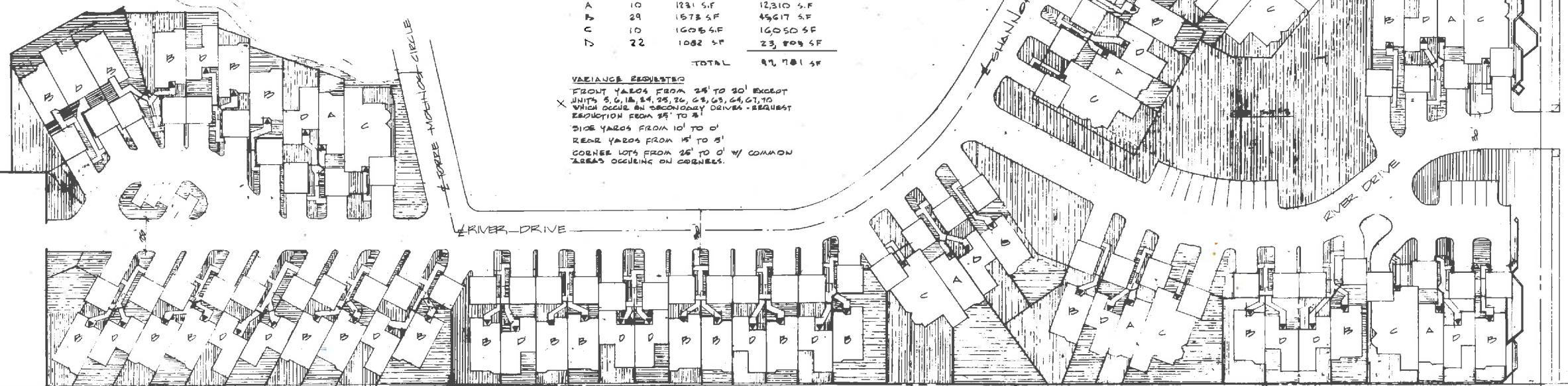
TOTAL LAND AREA	7.65 ACRES ±	333,438 SF
TOTAL AREA COMMON LANDSCAPE & RECREATIONAL FACILITIES		26,401 SF
TOTAL AREA PRIVATE DRIVES		19,200 SF
TOTAL AREA HOUSES		93,181 SF
TOTAL AREA GARAGES		31,838 SF
TOTAL AREA PRIVATE YARDS & PATIOS		40,763 SF
TOTAL AREA COMMON STREET, DRIVE & GUEST PARKING		55,415 SF
TOTAL		331,408 SF

UNIT RECAP

TYPE	NO.	AREA	TOTAL AREA
A	10	1231 SF	12310 SF
B	29	1573 SF	45617 SF
C	10	1605 SF	16050 SF
D	22	1082 SF	23804 SF
TOTAL			97,701 SF

VARIANCE REQUESTED

FRONT YARDS FROM 25' TO 20' EXCEPT UNITS 5, 6, 18, 24, 25, 26, 28, 63, 64, 67, 70 WHICH OCCUR ON SECONDARY DRIVES - REQUEST REDUCTION FROM 25' TO 20'. SIDE YARDS FROM 10' TO 0'. REAR YARDS FROM 15' TO 5'. CORNER LOTS FROM 25' TO 0' w/ COMMON AREAS OCCURRING ON CORNERS.



SITE PLAN
 SCALE 1"=40'



S-12.9

24

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LOS BRISAS (Proposed) Plans No. 12.9
 MEN HINES ARCHITECTS & ASSOCIATES, INC.

Legal Description of
LOS BRISAS R.A.D.

Commencing at the South 1/4 Corner of Section 24, T1N, R4E, G&SRB&M; thence East 654.84 feet; thence N00°07'37"E 55 feet to the TRUE POINT OF BEGINNING; thence N00°07'37"E 1136.79 feet; thence N89°40'16"E 165.00 feet; thence N00°07'37"E 27.00 feet; thence N86°14'09"E 54.33 feet; thence S 30°45'18"E 74.62 feet; thence SOUTH 95.42 feet; thence S33°22'02"W 88.61 feet; thence SOUTH 58.75 feet; thence WEST 5.65 feet; thence SOUTH 9.68 feet; thence S12°01'48"E 15.00 feet; thence Westerly on a curve to the right having a radius of 100 feet and delta 1°23'46" a distance of 2.44 feet; thence S76°34'26"W 118.70 feet; thence 500°07'37"W 247.04 feet; thence Southeasterly along a curve concave to the North-east, with a central angle of 35°33'33" and a radius of 95.00 feet, a distance of 58.96 feet; thence S35°25'57"E 40.14 feet; thence along a curve to the left, having a central angle of 23°46'25" and a radius of 170 feet a distance of 70.54 feet; thence S59°12'21"E 219.30 feet; thence along a curve to the right, having a central angle of 19°31'24" and a radius of 100 feet a distance of 34.08 feet; thence S39°40'57"E 131.47 feet; thence along a curve to the right, having a central angle of 38°39'32" and a radius of 100 feet, a distance of 67.47 feet; thence 501°01'25"E 144.99 feet; thence WEST 536.68 feet to the TRUE POINT OF BEGINNING. An easement for water lines, Sewer lines and for trash collection is hereby granted over, under and across all private drives on this plot.

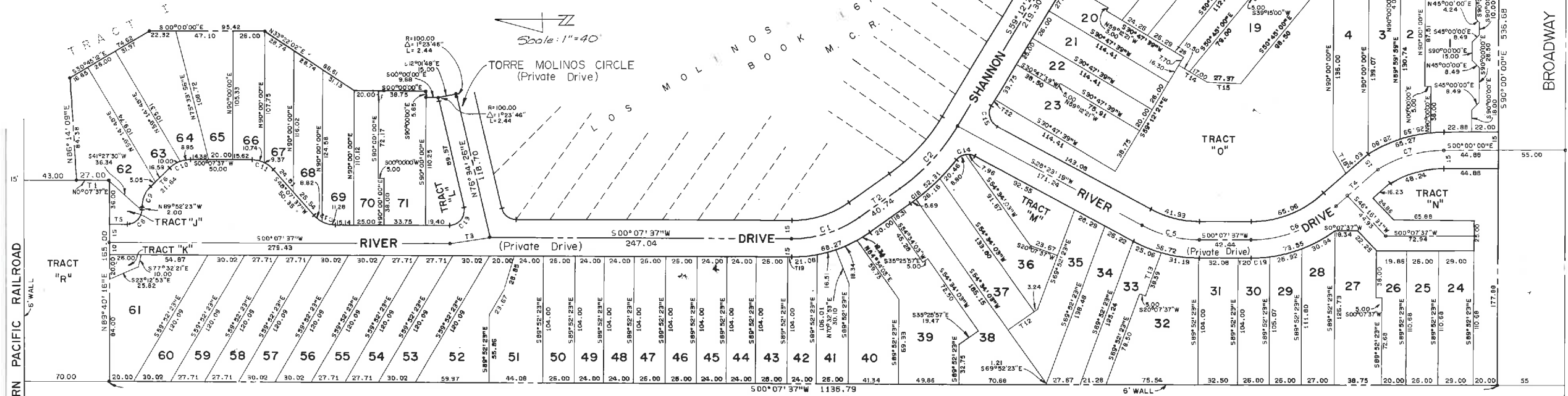
FINAL SUBDIVISION AND PLANNED AREA DEVELOPMENT
FOR LOS BRISAS (A REPLAT, IN PART, OF TORRE
MOLINOS, BOOK 161 OF MAPS, PAGE 14, M.C.R.

BEING PART OF THE E 1/2, SW 1/4, SE 1/4 OF SECTION 24, T1N, R4E, G & SRB & M,
MARICOPA COUNTY, ARIZONA
APRIL, 1978

Owners: Robert K. Adams 5-18-78
Robert K. Adams & Kenneth R. Himes Date
City Clerk: Pauline L. Impletton 5/21/78 Date
Mayor: William J. DiPiano 5-24-78 Date
City Engineer: [Signature] 5/25/78 Date
Planning Director: [Signature] 6/21/78 Date

T	BEARING	DIST.
1	N00°07'37"E	27.00
2	S35°25'57"E	40.14
3	S76°34'26"W	118.70
4	S39°40'57"E	131.47
5	S59°12'21"E	219.30
6	S35°25'57"E	40.14
7	S35°25'57"E	40.14
8	S35°25'57"E	40.14
9	S35°25'57"E	40.14
10	S35°25'57"E	40.14
11	S35°25'57"E	40.14
12	S35°25'57"E	40.14
13	S35°25'57"E	40.14
14	S35°25'57"E	40.14
15	S35°25'57"E	40.14
16	S35°25'57"E	40.14
17	S35°25'57"E	40.14
18	S35°25'57"E	40.14
19	S35°25'57"E	40.14
20	S35°25'57"E	40.14
21	S35°25'57"E	40.14
22	S35°25'57"E	40.14
23	S35°25'57"E	40.14
24	S35°25'57"E	40.14
25	S35°25'57"E	40.14
26	S35°25'57"E	40.14
27	S35°25'57"E	40.14
28	S35°25'57"E	40.14
29	S35°25'57"E	40.14
30	S35°25'57"E	40.14
31	S35°25'57"E	40.14
32	S35°25'57"E	40.14

C	CHORD BEARING	CHORD	DELTA	RADIUS	LENGTH	TANGENT
1	S17°39'10"E	58.02	35°33'33"	95.00	58.96	30.46
2	S74°15'09"E	70.03	23°46'25"	170.00	70.54	35.78
3	S34°26'59"E	33.91	19°31'24"	100.00	34.08	17.20
4	S20°21'11"E	66.20	38°39'32"	100.00	67.47	35.08
5	S14°15'27"W	48.83	28°15'40"	100.00	49.33	25.16
6	S21°47'56"E	74.85	43°51'06"	100.00	75.54	40.25
7	S15°15'37"E	56.00	32°31'13"	100.00	55.76	29.17
8	S44°52'23"E	16.37	30°00'00"	12.00	16.85	12.00
9	S77°22'38"E	18.37	45°00'00"	24.00	18.85	12.00
10	S22°22'38"E	18.37	45°00'00"	24.00	18.85	12.00
11	S24°07'37"W	18.37	45°00'00"	24.00	18.85	12.00
12	S34°07'37"W	18.37	45°00'00"	24.00	18.85	12.00
13	S44°52'23"E	16.37	30°00'00"	12.00	16.85	12.00
14	S11°37'20"E	15.43	80°01'19"	12.00	15.76	10.07
15	S17°39'10"E	17.30	32°24'19"	12.00	17.35	12.51
16	S00°22'30"E	45.25	79°15'00"	35.26	50.16	30.03
17	N89°47'01"E	18.59	101°04'03"	12.00	21.17	14.57
18	S36°18'43"E	3.69	1°45'05"	185.00	3.69	2.85
19	S09°46'50"E	15.87	7°48'55"	115.00	15.89	7.86
20	S03°49'58"E	8.04	5°25'07"	65.00	8.04	4.02



TRACTS	ACREAGE	USE
J	.0142	Electrical
K	.00838	Sewer Pump Sta.
L	.05197	Landscaping
M	.0624	Landscaping
N	.15206	Landscaping
O	.5282	Recreational
P	.06699	Landscaping
Q	.15608	Landscaping
R	.2651	R.V. Parking
S	.4698	Landscaping

ENGINEER'S CERTIFICATE
I, David R. Bruce hereby certify that I am a Registered Civil Engineer of the State of Arizona, that this map consisting of one sheet, correctly represents a survey made under my supervision during the month of March 1978, 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.
Date 3-22 - 1978
David R. Bruce
P.E.

Net Acreage: 7.66724 acres
Total Lots: 71
Lot Range: Min - 20x104; 2310.43
Max - 75x104; 5775.02
Density: 9.26 du/loc