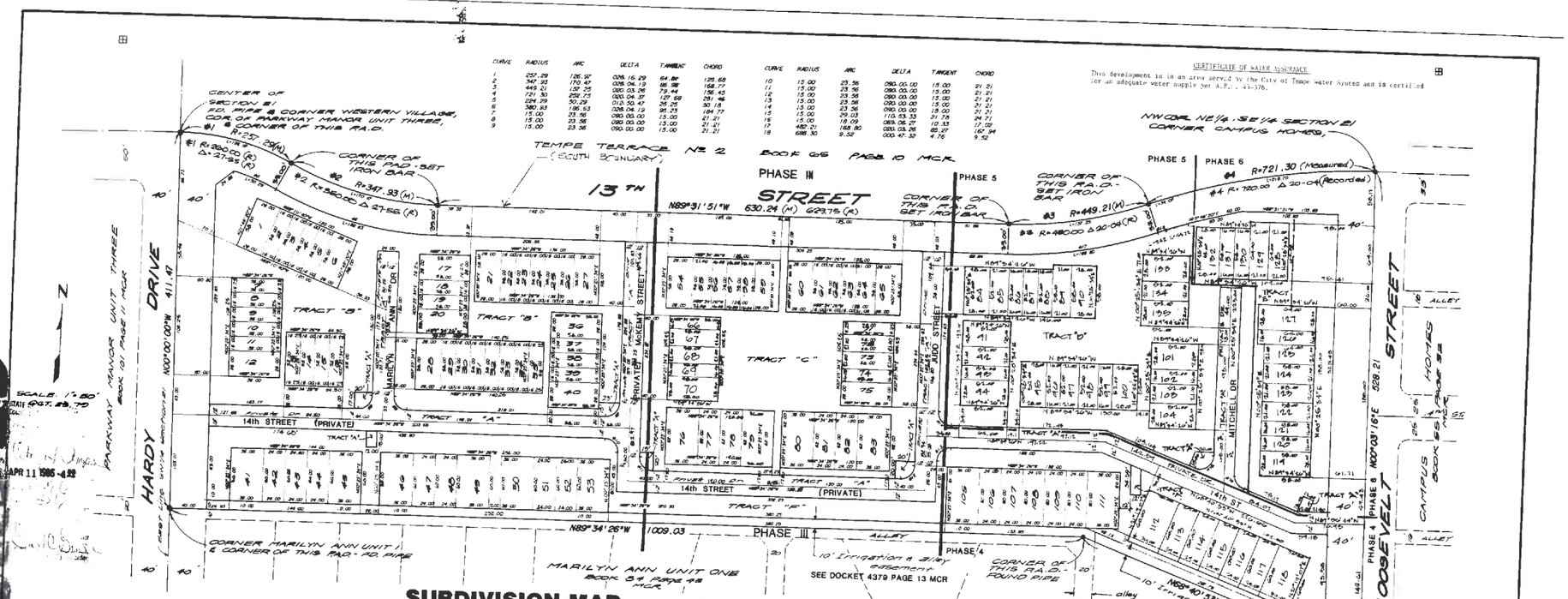


CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
1	257.29	126.92	028.15.29	64.86	125.68
2	347.93	170.47	028.04.19	86.98	168.77
3	449.21	157.35	020.03.26	79.44	156.43
4	731.30	252.73	020.04.37	127.68	251.46
5	524.29	30.29	003.30.47	15.25	30.18
6	380.93	186.63	028.04.19	95.23	184.77
7	15.00	23.56	090.00.00	15.00	21.21
8	15.00	23.56	090.00.00	15.00	21.21
9	15.00	23.56	090.00.00	15.00	21.21

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
10	15.00	23.56	090.00.00	15.00	21.21
11	15.00	23.56	090.00.00	15.00	21.21
12	15.00	23.56	090.00.00	15.00	21.21
13	15.00	23.56	090.00.00	15.00	21.21
14	15.00	23.56	090.00.00	15.00	21.21
15	15.00	29.03	110.53.33	21.78	24.71
16	15.00	18.09	069.06.27	10.33	17.02
17	462.21	168.80	020.03.26	85.37	167.94
18	688.30	9.52	000.47.33	4.76	9.52

CERTIFICATE OF WATER ASSURANCE

This development is in an area served by the City of Tempe Water System and is certified for an adequate water supply per A.R.S., 45-576.

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) ss

KNOW ALL MEN BY THESE PRESENTS: THAT LOS PRADOS LIMITED, A CALIFORNIA LIMITED PARTNERSHIP HAS SUBDIVIDED UNDER THE NAME "LOS PRADOS" AMENDED PLANNED AREA DEVELOPMENT OF PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND DEBRIEF DEDICATES THIS PLAT AS AND FOR THE PLAT OF SAID "LOS PRADOS" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, TRACTS, EASEMENTS, AND PRIVATE ACCESSWAYS CONSTITUTING SAME AND THAT EACH LOT, PRIVATE ACCESSWAY, STREET, AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME OR LETTER GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND THAT LOS PRADOS LIMITED, A CALIFORNIA LIMITED PARTNERSHIP, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS (13th STREET, HARDY DRIVE, AND ROOSEVELT STREET), AND UTILITY EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. THE PRIVATE ACCESSWAYS ARE NOT DEDICATED TO THE USE OF THE GENERAL PUBLIC.

PRIVATE ACCESSWAYS (TRACT "A") AS SHOWN ON SAID PLAT ARE DEDICATED AS EASEMENTS FOR PUBLIC UTILITIES, REFUSE COLLECTION, EMERGENCY AND SERVICE TYPE VEHICLES.

TRACTS "B" AND "D" ARE NOT DEDICATED FOR THE USE OF THE GENERAL PUBLIC BUT ARE DECLARED FOR THE USE OF AND THE EXCLUSIVE USE OF HOMEOWNERS IN "LOS PRADOS."

GERALD ZATZ, GENERAL PARTNER OF LOS PRADOS LIMITED, A CALIFORNIA LIMITED PARTNERSHIP, HAS HEREUNTO EXECUTED THIS INSTRUMENT, THIS 21 DAY OF MARCH 1986.

GERALD ZATZ
GENERAL PARTNER

SUBDIVISION MAP

SCALE 1"=50'

north

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) ss

ON THIS THE 21st DAY OF March, 1986, BEFORE ME, THE UNDERSIGNED NOTARY, PERSONALLY APPEARED GERALD ZATZ AND ACKNOWLEDGED HIMSELF TO BE THE GENERAL PARTNER FOR LOS PRADOS LIMITED, A CALIFORNIA LIMITED PARTNERSHIP, AND ACKNOWLEDGED THAT HE BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN, IN WITNESS WHEREOF, I SET UNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: [illegible]
NOTARY PUBLIC

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION, AND THAT THE PLAT IS CORRECT AND ACCURATE.

REGISTERED CIVIL ENGINEER

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA,
THIS 20th DAY OF March, 1986.
BY Harry Mitchell MAYOR ATTEST Virginia L. Thompson CLERK
APPROVED BY: Bill Coopman ENGINEER 4/11/86 DATE
APPROVED BY: Don Hall PLANNING DIRECTOR 4/11/86 DATE

NOTES

1. SEWAGE DISPOSAL SHALL BE HANDLED BY DESIGN OF A SANITARY SEWER SYSTEM IN CONFORMANCE TO THE RECOMMENDATIONS OF THE CITY ENGINEER.
2. STORM WATER WILL BE RETAINED IN A BASIN IN LANDSCAPE AREA.
3. THE WATER SYSTEM SHALL BE DESIGNED PER MAG SPECIFICATIONS AND UBC AND RECOMMENDATIONS OF THE CITY ENGINEER.
4.
5. ALL ADDRESSES SHALL BE ASSIGNED BY THE REAL ESTATE SERVICES SECTION OF THE TEMPE ENGINEERING DIVISION AFTER RECORDATION.

BENCHMARK

BENCH MARK FOR CONTOURS IS CHISELED "V" IN TOP OF CURB AT N.E. RETURN OF ALLEY SOUTH OF LAIRD STREET TO THE WEST OF HARDY DRIVE. ELEVATION = 1150.29.

LEGAL

The Northwest quarter of the Southeast quarter of Section 21, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying South of the South line of 13th Street as dedicated and shown on the plat recorded in Book 10 of Road Maps, page 10, records of Maricopa County, Arizona, and lying North of Marilyn Ann Unit One, according to Book 24 of Maps, page 43, records of Maricopa County, Arizona:
EXCEPT the West 40.00 feet thereof;
EXCEPT the east 40.00 feet thereof;

AMENDED
PLANNED AREA DEVELOPMENT
(REVISED 7-10-84)
(PHASE III REVISED 10-30-84)

Los Prados

K-3

PHASE 4,5,& 6 REVISED 12/23/85

A Portion of
The Northwest Quarter Of The Southeast
Quarter Of Section 21, Township 1 North
Range 4 East Of The Gila Salt River Base
And Meridian, Maricopa County, Arizona

12-23

ASHWORTH/SNYDER CORPORATION
10825 N 32ND STREET SUITE J-1
PHOENIX, ARIZONA 85028
(602) 992-8580

LOS PRADOS

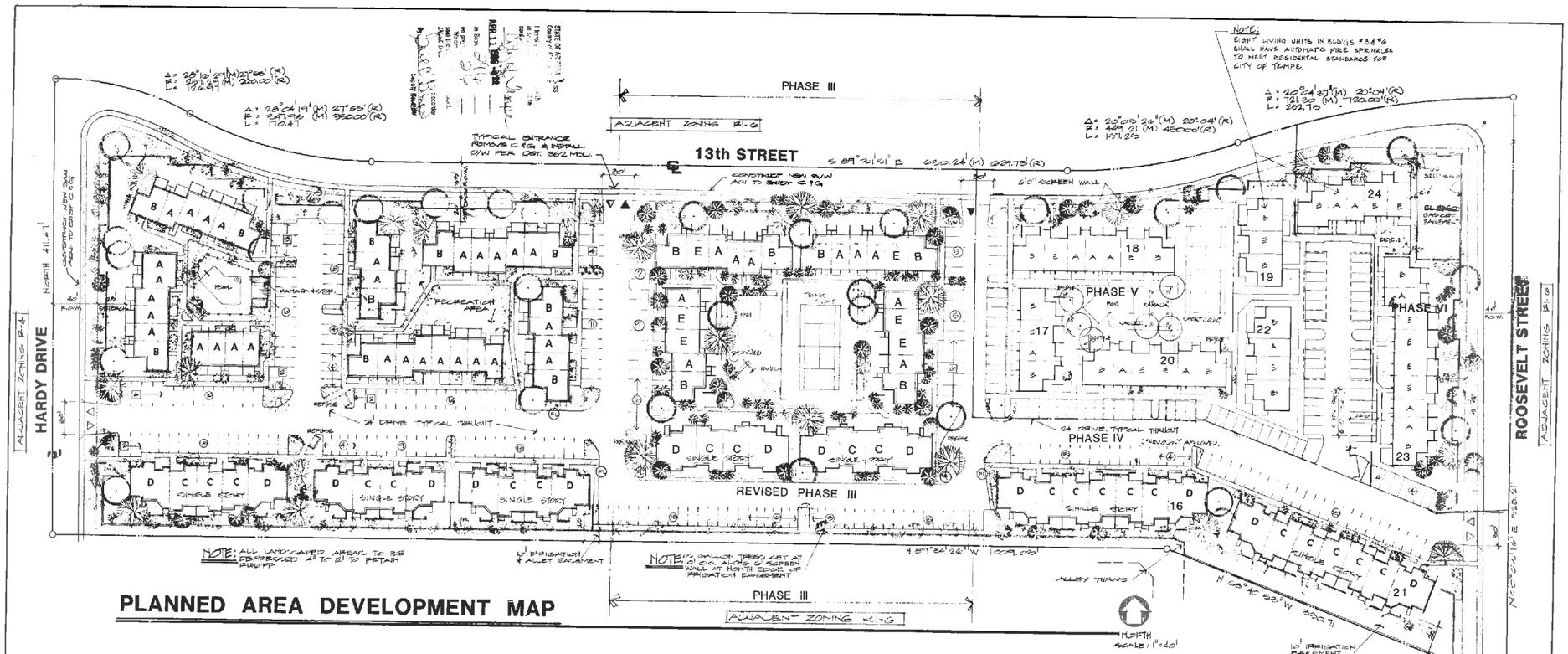
P.A.D. MAP

DATE:

JOB NO: 17-03-01 SHEET 1 OF 2

1 of 2

214



PLANNED AREA DEVELOPMENT MAP

SITE DATA

ZONING		R-3P
DENSITY		14.7 UNITS/ACRE
GROSS LOT		11.268 ACRES
NET LOT		9.503 ACRES
PARKING: REQUIRED	120 UNITS x 2	270
	20% COMPACT AFTER FIRST 20	
	1 GUEST/5 UNITS	27
	1 R.V./5 UNITS	27
	TOTAL	324
PROVIDED	UNIT PARKING INCLUDING 44 COMPACT	270
	GUEST	27
	R.V.	27
	TOTAL	324
UNITS:	A) 2 STORY - 2 BDRM	66
	B) 2 STORY - 3 BDRM	28
	C) 1 STORY - 2 BDRM	21
	D) 1 STORY - 3 BDRM	14
	E) 2 STORY - 3 BDRM	6
		135 TOTAL

NOTE:
- ○ 8' x 18' (W/ 2' OVERHANG)
- ○ 7.5' x 18' COMPACT PARKING
- □ 10' x 24' RECREATIONAL VEHICLE

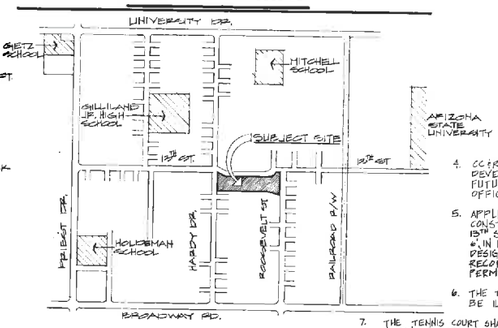
REQUESTED VARIANCES

A STREET SIDE YARD ADJACENT TO 13th STREET FROM 25' TO 20'
B STREET WIDTH FROM 25' TO 24'
C PERMITTED USE OF TENNIS COURTS
D MIN. LOT AREA PER UNIT, FROM 6000 SQ.FT. TO 5000 SQ.FT
E MIN. LOT WIDTH FROM 60' TO 50'
F MIN. LOT LENGTH FROM 100' TO 90'
G REQUIRED YARDS AT INDIVIDUAL UNITS
FRONTYARD SETBACK FROM 25' TO 0'
SIDEYARD SETBACK FROM 10' TO 0'
REARYARD SETBACK FROM 15' TO 0'
H 0' MAXIMUM SCREEN WALL WITHIN FRONTYARD SETBACK
I MAXIMUM FENCE HEIGHT FROM 15' TO 18'
J INDIVIDUAL LOT COVERAGE FROM 40% TO 90%
K WAIVE REQUIREMENTS FOR LOTS TO FRONT DIRECTLY ON STREETS
REDUCE COURTYARD SEPARATION FROM 30' TO 20'

LEGAL DESCRIPTION

The Northwest quarter of the Southeast quarter of Section 21, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying South of the South line of 13th Street as dedicated and shown on the plat recorded in Book 10 of Road Maps, page 10, records of Maricopa County, Arizona, and lying North of Marilyn Ann Unit One, according to Book 24 of Maps, page 43, records of Maricopa County, Arizona
EXCEPT the West 40.00 feet thereof;
EXCEPT the East 40.00 feet thereof;

VICINITY MAP



GENERAL NOTES

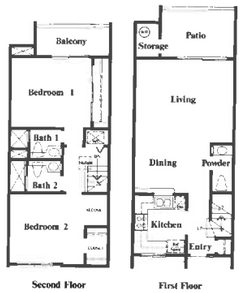
1. (FL) NO PARKING FIRELANE SIGNS TO BE INSTALLED PRIOR TO OCCUPANCY
2. MINE ACCESS & FIRE HYDRANT COVERAGE SHALL BE MAINTAINED THROUGHOUT THE DEVELOPMENT OR INDUSTRY (SIGNS SHALL BE PROVIDED AT THE START OF DEVELOPMENT)
3. THE PORTION OF TRACT 'A' - MITCHELL DRIVE (RIGHT OF WAY EASEMENT FOR THE PRIVATE DRIVE) BETWEEN TRACTS 'B' AND 'C' SHALL BE ABANDONED PRIOR TO RECORDATION.
4. CC&R'S SHALL BE APPROVED BY THE CITY ATTORNEY'S OFFICE AND THE COMMUNITY DEVELOPMENT DIRECTOR PRIOR TO RECORDATION OF THE PLAT. ANY PROPOSED FUTURE AMENDMENTS SHALL ALSO REQUIRE APPROVAL BY THE CITY ATTORNEY'S OFFICE.
5. APPLICANT SHALL OBTAIN WRITTEN AGREEMENT FROM EL PASO GAS COMPANY TO CONSTRUCT A SCREEN WALL ON ALL FOUR SIDES OF THE UTILITY EASEMENT AT 13th ST. & ROOSEVELT. SUCH WALL SHALL BE MASONRY WITH STUCCO AT A MINIMUM 6' IN HEIGHT AND USE WROUGHT IRON GATES. DETAILS TO BE APPROVED BY DESIGN REVIEW BOARD. THE ABOVE AGREEMENT SHALL BE OBTAINED PRIOR TO RECORDATION, AND THE WALL SHALL BE CONSTRUCTED PRIOR TO OCCUPANCY PERMITS FOR PHASE VI.
6. THE TENNIS COURT SHALL NOT BE ILLUMINATED.
7. THE TENNIS COURT SHALL BE SCREENED ON THE NORTH END FROM RESIDENCES ACROSS 13th ST. BY A 6' MASONRY WALL. DETAILS SHALL BE APPROVED BY DESIGN REVIEW.

(VICINITY OF 20 84-17 PAGE III
REV. 1950 10/23/84 PHASES IV, V AND VI

SCALE: 1"=40'	APPROVED BY: RATHAL MORRISROW ARCHITECT	DRAWN BY: SARA
DATE: 12-28-77		REVISED: RN
		DRAWING NUMBER 2

*8081 SHEET 2 #3

21N

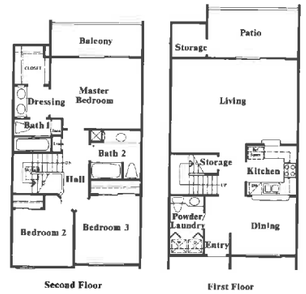


Two Story Townhouse - 2 Bedroom **Plan A**

Two Story Townhouse - 3 Bedroom **Plan B**

Single Story Townhouse - 2 Bedroom **Plan C**

Single Story Townhouse - 3 Bedroom **Plan D**



Two Story Townhouse - 3 Bedroom **Plan E**

LOS PRADOS TOWNHOMES

TYPICAL FLOOR PLANS

0 2 8 16

STATE OF ARIZONA
County of Maricopa
I hereby certify that the within instrument was filed and recorded at request of
APR 11 1986 4 00
in Book ... Page ...
Witness my hand and official seal
Stephen D. Ludwig
County Recorder
By ... Deputy

REVISIONS

Nick Achatz Arts
Randall Norstrom

arp arizona architects and planners inc.
320 east mc dowell road phoenix, arizona 85005 (602) 252-7120

drawn by	
date	3/25/86
job no.	
sheet 3 of 3	

214