

# A PLANNED AREA OF DEVELOPMENT

FOR

## MCKEMY PLACE AMENDED TO WNHOUSES

A RESUBDIVISION OF MCKEMY PLACE, BOOK 251, PAGE 30, M.C.R., A PART OF THE SOUTHEAST QUARTER OF SECTION 4, T1S, R4E., G.S.R.B.&M., MARICOPA COUNTY, ARIZONA

STATE OF ARIZONA  
County of Maricopa  
I hereby certify that the within instrument was filed and recorded in request of  
*John J. Humpal*  
Book 256  
Page 37  
Witness my hand and official seal the day and year aforesaid.  
*H. H. Hany* County Recorder  
*HARRY ONG* Deputy Recorder

**LEGAL DESCRIPTION**

MCKEMY PLACE

That part of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 4, Township 1 South, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the South Quarter corner of said Section 4; thence South 89° 42' 05" East a distance of 1155.78 feet to a point; thence North 00° 09' 09" West a distance of 1152.43 feet to a point on the Easterly right-of-way line of McKemy Street and the TRUE POINT OF BEGINNING; thence along the arc of a curve to the Northwest, being also along said Easterly right-of-way line of said McKemy Street, said curve having a radius of 1100.00 feet and a central angle of 09° 09' 59", a distance of 180.78 feet to a point; thence North 24° 49' 35" East a distance of 26.82 feet to a point on a non-tangent curve to the Northeast, being also the Southerly right-of-way line of Julie Drive, said curve having a radius of 630.00 feet and a central angle of 19° 21' 54", a distance of 212.93 feet to a point on the Southwesterly right-of-way line of an existing 16-foot alley; thence South 37° 32' 59" East along said alley right-of-way line and the Southeasterly extension thereof a distance of 31.82 feet to a point; thence South 00° 09' 09" East a distance of 248.20 feet to a point; thence North 89° 42' 05" West a distance of 163.01 feet to a point, thence South 00° 09' 09" East a distance of 22.60 feet to the TRUE POINT OF BEGINNING.

CONTAINING 1.0001 Acres.

**APPROVED:**

VAUGHN CONSTRUCTION COMPANY, INC.,

BY: *[Signature]*

ITS: *[Signature]*

STATE OF ARIZONA )  
                                  )  
COUNTY OF MARICOPA )

ON THIS 17th DAY OF March, 1983  
BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED  
TO ME John J. Humpal WHO ACKNOWLEDGED HIMSELF  
OF VAUGHN CONSTRUCTION  
COMPANY, INC., AND THAT AS SUCH OFFICER, BEING AUTHORIZED  
SO TO DO, HAS EXECUTED THE FOREGOING, BY SIGNING THE NAME  
OF THE CORPORATION, BY HIMSELF AS SUCH OFFICER.

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

MY COMMISSION EXPIRES June 1, 1983 NOTARY PUBLIC

APPROVED BY THE MAYOR & CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON

THIS THE 17th DAY OF March, 1983  
BY: Samuel S. White, Jr. MAYOR  
ATTEST: [Signature] CITY CLERK  
APPROVED BY: [Signature] 9488 CITY ENGINEER  
[Signature] 97182 PLANNING DIRECTOR

**CERTIFICATE OF ENGINEER**

I, DON PIERSON, JR., HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF ARIZONA; THAT THE ABOVE LEGAL DESCRIPTION AND BOUNDARY SHOWN HEREON CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND DATED OF MAPS, PAGE \_\_\_\_\_, MARICOPA COUNTY RECORDS, AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, TO THE BEST OF MY KNOWLEDGE.

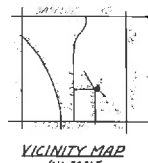
PROFESSIONAL ENGINEER DATE \_\_\_\_\_

**VARIANCES GRANTED**

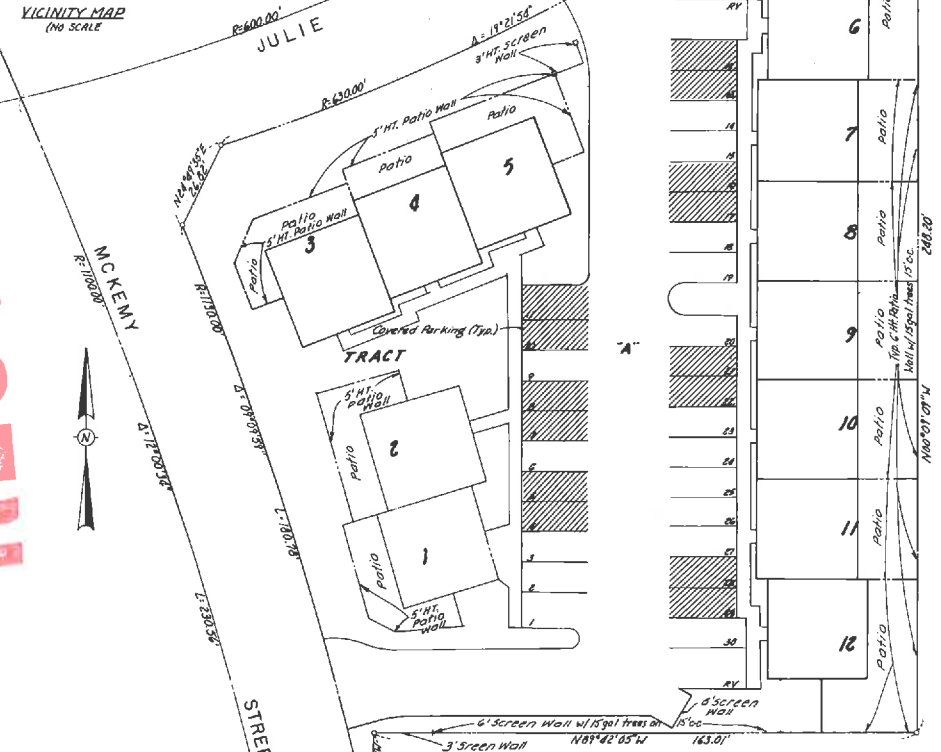
FROM	TO
FRONT YARD SETBACK	25' 0"
SIDE YARD SETBACK	10' 0"
LOT COVERAGE	40% 75%
REAR YARD SETBACK	20' 0"
LOT AREA	6000 S.F. 1249 S.F.
LOT WIDTH	60' 29' 42"
LOT DEPTH	100' 42'
INCREASE FENCE HEIGHT ALONG MCKEMY DRIVE AS SHOWN IN PLAN	3' 5'
MANEUVERING IN FRONT YARD SETBACK ALONG JULIE DRIVE	

**SITE DATA**

GROSS AREA	1,005 AC.
EXISTING ZONING	R-3-R
NO. OF UNITS	12
DENSITY	12 D.U./AC.



VICINITY MAP (NO SCALE)



RECORDED

- THIS TOWNHOUSE PROJECT CONSISTS OF 12 UNITS, DESIGNATED 1 THRU 12 INCLUSIVE, AS SHOWN ON THIS PLAT, TOGETHER WITH THE INTEREST IN CERTAIN COMMON ELEMENTS HEREIN AFTER DESIGNATED.
- EACH UNIT IS COMPOSED OF AND SHALL INCLUDE THE SPACE ENCLOSED AND BOUNDED BY THE BOUNDARIES AS SHOWN FOR EACH UNIT HEREON AND EACH UNIT SHALL HAVE THE EXCLUSIVE RIGHT TO TWO PARKING SPACES EACH AS SHOWN HEREON.
- EACH UNIT IS COMPOSED OF AND SHALL INCLUDE A UNIT TOGETHER WITH TWO PARKING SPACES DESCRIBED IN THE PARKING SPACE TABLE, TOGETHER WITH A 1/2 INTEREST IN AND TO THE COMMON ELEMENTS AS DESCRIBED IN THE CONDITIONS, COVENANTS AND RESTRICTIONS WHICH BECOME A PART OF THIS PLAT.

**PARKING SPACE TABLE**

UNIT	ASSIGNED
1	2 & 4
2	3 & 5
3	6 & 7
4	8 & 9
5	10 & 11
6	12 & 13
7	15 & 16
8	17 & 18
9	20 & 21
10	22 & 23
11	27 & 28
12	29 & 30

**ON-SITE AREA:**

TOTAL AREA:	43,564.14 square feet,	1.0001 acres,	100%
TRACT A:	24,693.09 square feet,	.5669 acres,	55%
PARKING AREA:	12,456.00 square feet,	.2850 acres,	28%
LANDSCAPING & OPEN SPACE:	12,237.09 square feet,	.2809 acres,	28%

**OWNER**

VAUGHN CONSTRUCTION COMPANY, INC.  
2435 E. Southern Ave.  
Tempe, Arizona 85282  
PHONE: 631-8087

**DEVELOPER**

VAUGHN CONSTRUCTION COMPANY, INC.  
2435 E. Southern Ave.  
Tempe, Arizona 85282  
PHONE: 631-8087

**ENGINEER**

HOOK ENGINEERING, INC.  
3511 E. Indian School Road  
Phoenix, Arizona 85018  
PHONE: 956-3200

**MCKEMY PLACE**

Revision	Date	Scale
1		1" = 20' Horiz. 1" = 40' Vert.

**HOOK ENGINEERING, INC.**  
3511 East Indian School Road  
Phoenix, Arizona 85018  
Phone 956-3200

Drawn by: *[Signature]* Date: 1/18/83  
Checked by: *[Signature]* Date: 2/18/83

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of 2

RECEIVED  
SEP 15 1983  
CITY OF TEMPE  
PLANNING DEPT.

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