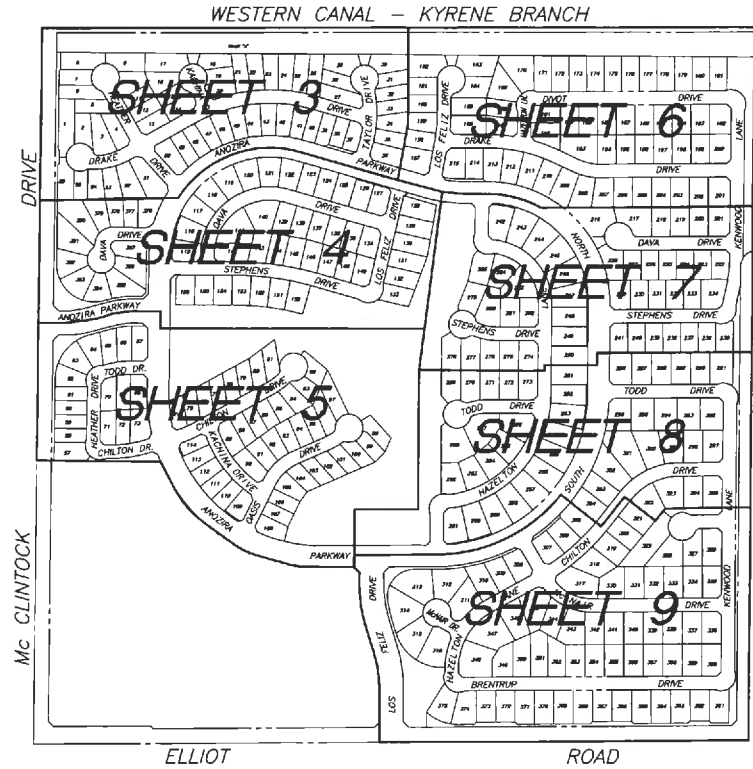


# OASIS AT ANOZIRA

## FINAL PLAT AND P.A.D.

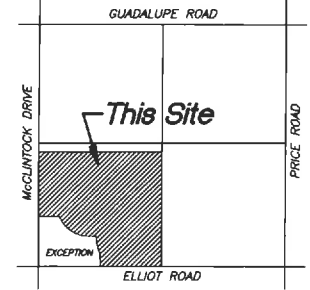
A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 12, T. 1 S., R. 4 E.  
 GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

1. a. Public Works Department approval of 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 curb, gutter, and either a bike path along arterial streets or a sidewalk along other streets.
- c. Fees to be paid with the development of this project include:
  - (1) Water and sewer development fees.
  - (2) Street light investment costs.
  - (3) Water and/or sewer participation charges.
  - (4) Inspection and testing fees.
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 under ground prior to issuance of occupancy permit for this (7) development in accordance with Ordinance No. 22-25.
3. Approval of COAR's in a form acceptable to the City Attorney and Community Development Director must take place prior to recordation of the plan or plat. These COAR's should provide that a single entry will ultimately be responsible for maintaining all landscaping and wells in common areas and streets, reverse frontages, lake, open spaces, retention and detention basins, according to the landscape plan approved by the City, and that such provision may not be expanded without prior approval by the City Attorney and Community Development Director.
4. No variances may be created by future property lines without prior approval of the City of Tempe.
5. Valid building permit shall be obtained and substantial construction commenced within one year of date of Council approval or variance(s) shall be deemed null and void.
6. Building permit shall be obtained and substantial construction commenced within two (2) years of the date of Council approval or the zoning shall revert to that in place at the time of application.
7. The applicant shall comply with all applicable state and federal laws regarding archaeological artifacts on this site.
8. On all corner lots, dwelling units shall be built so that the driveway is adjacent to the interior property line.
9. All mechanical equipment shall be ground mounted.
10. Exterior finish of connecting walls between units shall consist of finish of building walls. Details to be resolved with staff prior to processing of Final Plat for each phase/unit.
11. Developers shall comply with Tempe City Code Section 22-9 for disclosure of adjacent zoning and uses.
12. All plats and PAD's shall reflect a disclosure in bold print and be located in a prominent location that acknowledges Motorola's current location and their intent to expand on their property in the future.
13. Bike path improvements (bike path, lighting, landscaping) north of new Country Club Drive cur-de-voe shall be completed by the developer with the first phase of development. Details to be resolved with staff prior to recordation of any Final Plat or PAD.
14. A schedule for installing perimeter improvements, landscape walls, etc., shall be approved by staff prior to recording any Final Plat or PAD.
15. On all key lots within the Subdivision, the dwelling unit shall be placed so that the driveway is located opposite to the rear yard of the adjacent corner lot.
16. Tract "A" shall be utilized only as a landscaped open space with detention basins. Any other use of the tract shall require appropriate city approvals prior to such use occurring. Landscaping shall consist of hydrated plantings and the clustering of trees (2" boxes) trees of all access points from the subdivision. Details to be approved by staff prior to recording the Final Plat and PAD.
17. All previously applicable conditions of approval shall be adhered to.
18. Water rights appurtenant to the property may be combined and used by the property owner or homeowner's association for potable and non-potable uses on the property, including common areas; provided, however, that in the event water available to the City is inadequate to meet potable water demands, then the City may require the reduction or temporary elimination of any non-potable water uses on the same basis as other non-potable water uses served by the City are required to be reduced or eliminated.
19. A maximum 8' high masonry wall shall be installed along the north property line of the subdivision, adjacent to the Western Canal, and along Elliot and McClintock. Architectural details and texture to be approved by staff prior to recording the Final Plat and PAD.
20. A 1' NVE (non-vehicular access) easement shall be reflected on the Final Plat along all lots that adjoin the loop roads (Arizona North Parkway and Arizona South Parkway).
21. No access will be provided/permitted between Kenwood Lane and Country Club Way.
22. All existing streets shall be in conformance with current City of Tempe designed standards and M&C standards and specifications at the time of acceptance.



### KEY MAP

NTS



### VICINITY MAP

#### DEDICATION:

STATE OF ARIZONA } SS.  
 COUNTY OF MARICOPA }

#### KNOW ALL MEN BY THESE PRESENTS:

That Villazira Partners, an Arizona General Partnership, as owner, has resubdivided under the name Oasis at Anozira, a portion of the Village of Anozira Business Park Recorded in Book 288 of Maps, Page 34, Records of Maricopa County, lying within the Southwest Quarter of Section 12, Township 1 South, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, as platted hereon and hereby declares that said plat sets forth the dimensions of the lots, streets, tracts and easements constituting same and that each lot, street and tract shall be known by the number, name or letter given to each respectively on said plat and that Villazira Partners hereby dedicates to the public for use as such the streets as shown on said plat and included in the above described premises. Tracts A thru Z are not dedicated to the general public but are declared as common areas for the use and enjoyment of the homeowners in the "Oasis at Anozira". A drainage easement is hereby dedicated to the City of Tempe over tracts D, I, J and P as indicated on this plat. Easements are dedicated for the purposes shown.

In witness whereof, Villazira Partners an Arizona General Partnership, as owner, has caused its name to be signed by the undersigned partner hereunto duly authorized this 12th day of August 1993.

Villazira Partners  
 An Arizona General Partnership

By: WLV 103  
 An Arizona Limited Partnership  
 as General Partner

By: Westcor Land Company  
 An Arizona Corporation  
 a Managing General Partner

By: *[Signature]*  
 its Authorized Officer

STATE OF ARIZONA } SS  
 County of Maricopa }  
 I hereby certify that the within instrument was filed and recorded at request of

Villazira  
 8-27-93 12:13  
 in Book 3105  
 on page 19  
 Witness my hand and official seal the day and year aforesaid  
 Book Recorder  
 County Recorder  
 93-575-278  
 RECORDING NUMBER

#### ACKNOWLEDGEMENT

STATE OF ARIZONA } SS.  
 COUNTY OF MARICOPA }

The foregoing instrument was acknowledged before me this 10th day of August, 1993, by Daniel A. Probert, Jr., the authorized officer of Westcor Land Company on behalf of such Corporation in its capacity as the managing General Partner in its capacity as General Partner of WLV 103 an Arizona General Partner of Villazira Partners, an Arizona General Partnership, on behalf of the partnership.

*[Signature]*  
 Notary Public  
 My Commission expires

#### CERTIFICATION

I, John D. Kuhn, Jr., hereby certify that I am a registered Land Surveyor in the State of Arizona, that this Map, consisting of 9 sheets, correctly represents a survey made under my direction during the month of July 1992; that the survey is true and correct as shown, that all monuments and lot corners actually exist as shown, and consent to enable the survey to be retraced.

*[Signature]*  
 John D. Kuhn, Jr.  
 L.S. # 16563  
 Date 5/21/93

### BASIS OF BEARING

Assumed N 00°21'15" E, along the West line of the Southwest quarter of Section 12, Township 1 South, Range 4 East according to the Final Plat of VILLAGE OF ANOZIRA BUSINESS PARK recorded in Book 288 of Maps, Page 34, records of Maricopa County, Arizona.

### MOTOROLA DISCLOSURE STATEMENT

The Owner hereby acknowledges, and advises all prospective buyers of lots shown on this Subdivision Plat/P.A.D. Map, that (a) Motorola, Inc. is an established use on the land immediately adjacent to this Subdivision/P.A.D. on the east, and (b) that the land Motorola, Inc. occupies has 1-1 and 1-2 Industrial Zoning, and (c) that Motorola, Inc. therefore has all the real property and land use rights prescribed for the 1-1 and 1-2 Industrial Districts in Tempe Zoning Ordinance 808 at this time.

### NOTES

1. This site is located within the City of Tempe sewer service area and has been designated as having an assured water supply.
2. Refuse service will be by 90 gallon containers with public street pickup.
3. 100 year on-site retention including runoff from interior streets is required. NPDES requirements are to be met for this project.

### VARIANCES SPD-93.21

1. Reduce the required minimum lot area from 6,000 S.F. to 5,200 S.F. (for lots 1-114, and 377-388)
2. Reduce the required minimum front yard setback from 25' to 20'
3. Reduce the required minimum side yard setback from 7' to 5' (3' to accommodate a fireplace and interior home entertainment center).
4. Reduce the required minimum street side yard setback from 10' to 5' (3' to accommodate a fireplace and interior home entertainment center).
5. Reduce the required minimum street side yard setbacks on key lots from 20' to 5' (3' to accommodate a fireplace and interior home entertainment center).
6. Increase maximum allowable lot coverage from 40% to 50%.

### UTILITIES

WATER: CITY OF TEMPE  
 SEWER: CITY OF TEMPE  
 REFUSE: CITY OF TEMPE  
 ELECTRIC: SALT RIVER PROJECT  
 TELEPHONE: U.S. WEST COMMUNICATIONS

### BENCH MARK

Brass Cap in Hand Hole Located at the Intersection of Elliot Road and McClintock Drive.  
 Elevation = 1183.97 (City of Tempe Datum)

### APPROVALS

Approved by the Mayor and City Council of the City of Tempe on the 10th day of August, 1993.  
*[Signature]* 8-12-93  
 CITY CLERK

### SITE DATA

EXISTING ZONING: R-1-S P.A.D.  
 TOTAL No. OF LOTS: 387  
 GROSS SITE AREA: 136.08 ACRES  
 NET SITE AREA: 97.65 ACRES

ATTEST: *[Signature]*  
 CITY CLERK

*[Signature]* 8-27-93  
 CITY ENGINEER

*[Signature]* 8-27-93  
 PLANNING COMMISSION

### OASIS AT ANOZIRA FINAL PLAT AND P.A.D.

DESIGN U.F.H.	SCALE	JOB NO.	DATE	SHEET
ENGR. J.D.K.	NONE	3404	5/21/93	1 OF 9

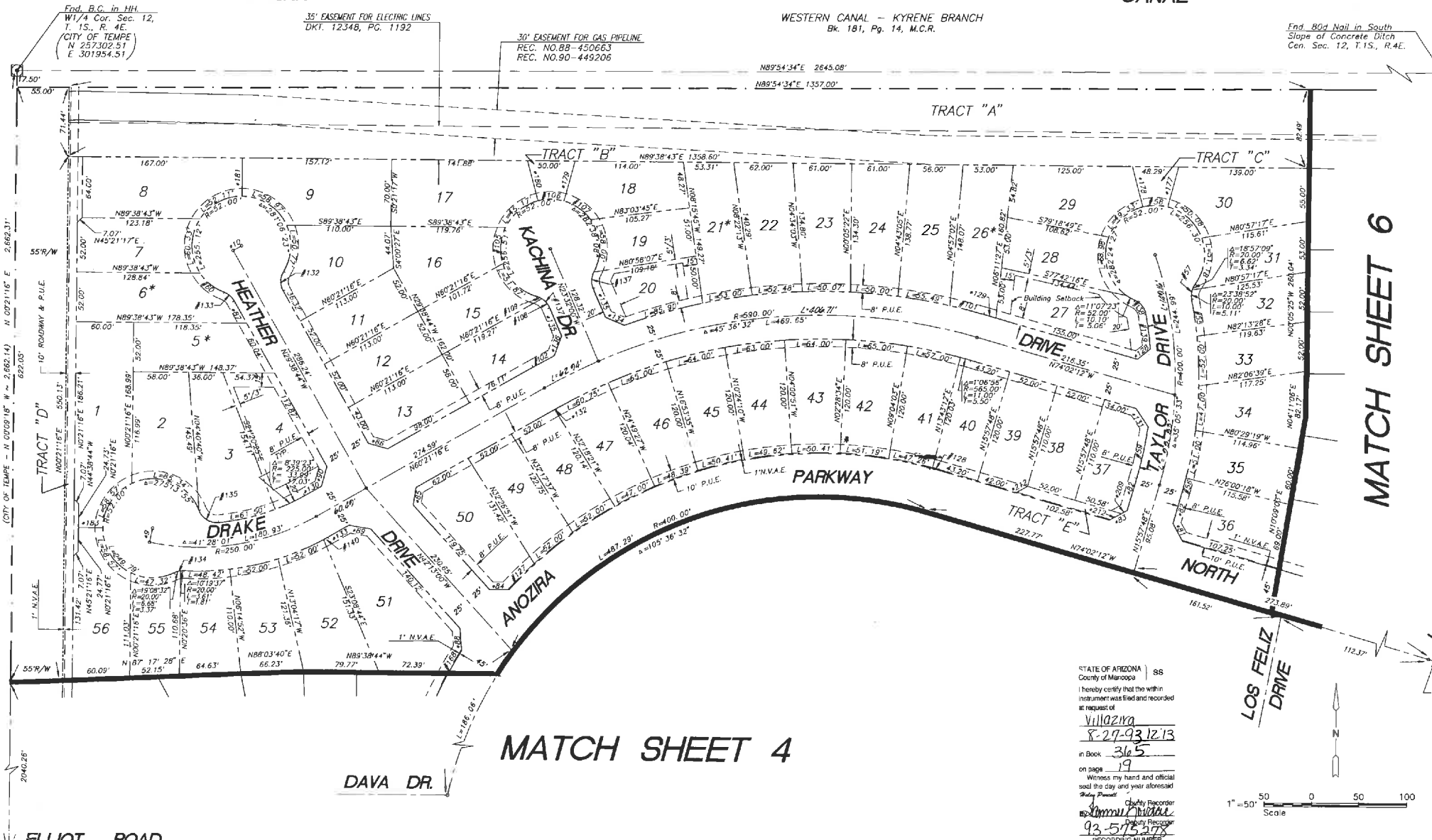
EVANS, KUHN & ASSOCIATES, INC.  
 CONSULTING ENGINEERS

WESTERN

CANAL

WESTERN CANAL - KYRENE BRANCH  
Bk. 181, Pg. 14, M.C.R.

End 80d Nail in South  
Slope of Concrete Ditch  
Cen. Sec. 12, T.1S., R.4E.



McCLINTOCK DRIVE

MATCH SHEET 6

MATCH SHEET 4

CONVENTIONAL TEMPE UNIT TWO  
Bk. 249, Pg. 59, M.C.R.

End. B.C. in HH  
W 1/4 Cor. Sec. 12,  
T. 1S., R. 4E.  
(CITY OF TEMPE  
N 257302.51  
E 301954.51)

35' EASEMENT FOR ELECTRIC LINES  
DKT. 12348, PG. 1192

30' EASEMENT FOR GAS PIPELINE  
REC. NO. 88-450663  
REC. NO. 90-449206

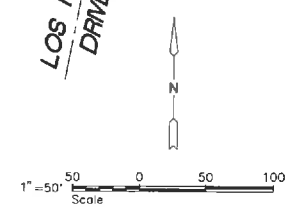
N89°54'34"E 2645.08'  
N89°54'34"E 1357.00'

ELLIOT ROAD

End. B.C. in HH  
SW Cor. Sec. 12,  
T. 1S., R. 4E.  
(CITY OF TEMPE  
N 254640.38  
E 301961.72)

\*NOTE:  
ON ALL KEY LOTS THE DWELLING UNIT SHALL BE  
PLACED SO THAT THE DRIVEWAY IS LOCATED  
OPPOSITE THE REAR YARD OF THE ADJACENT LOT.

STATE OF ARIZONA ss  
County of Maricopa ss  
I hereby certify that the within  
instrument was filed and recorded  
at request of  
Villazina  
8-27-93 1213  
in Book 3105  
on page 19  
Witness my hand and official  
seal this day and year aforesaid  
Notary Public  
Annunzio  
93-575-2173  
RECORDING NUMBER



<b>OASIS AT ANOZIRA</b>				
<b>FINAL PLAT AND P.A.D.</b>				
DESIGN I.H.	SCALE	JOB NO.	DATE	SHEET
DRWAY P.E.	1" = 50'	3404	5/21/93	3 OF 9
CHECK B.U.L.	EVANS, KUHN & ASSOCIATES, INC. CONSULTING ENGINEERS			

# MATCH SHEET 3

# MATCH SHEET 6

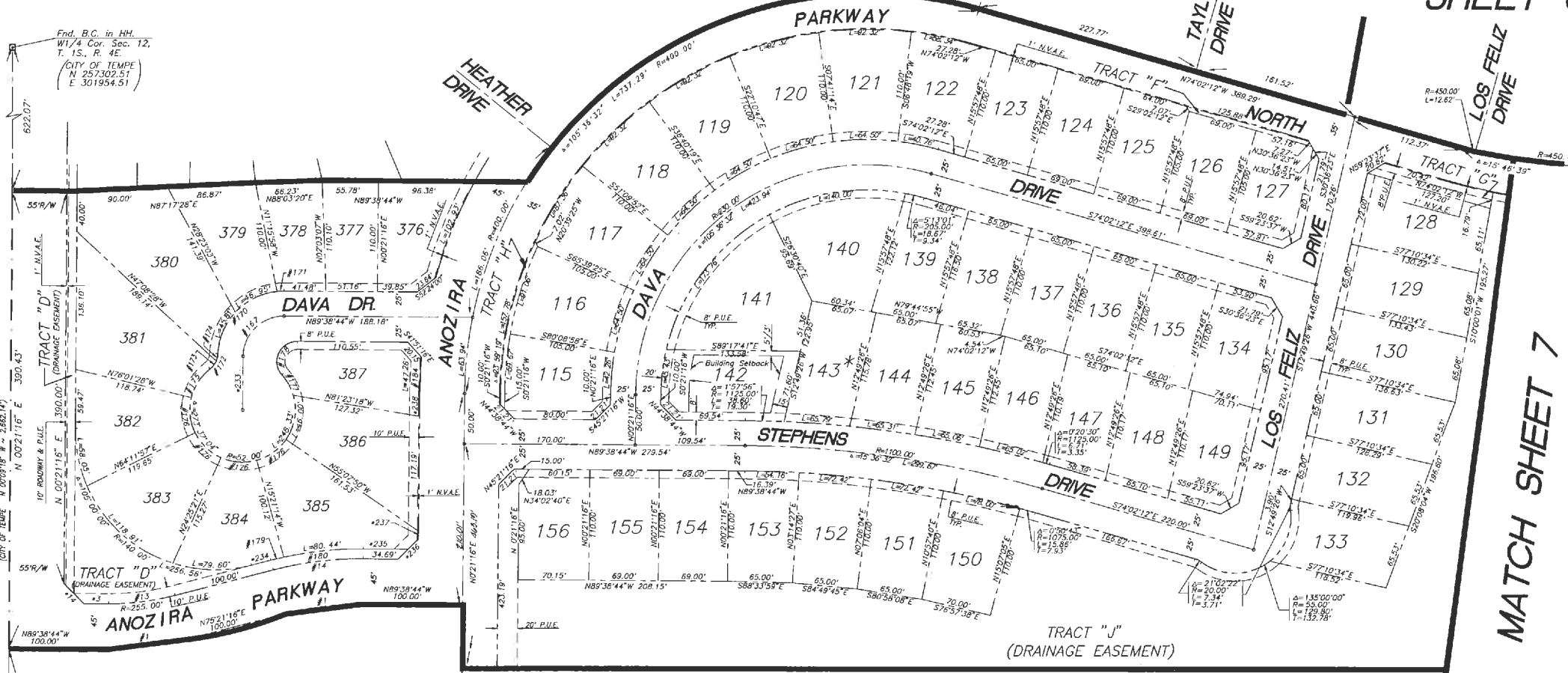
# MATCH SHEET 7

# MATCH SHEET 5

End. B.C. in HH.  
W1/4 Cor. Sec. 12,  
T. 1S., R. 4E.  
CITY OF TEMPE  
(N 257302.51  
E 301954.51)

End. B.C. in HH.  
SW. Cor. Sec. 12,  
T. 1S., R. 4E.  
CITY OF TEMPE  
(N 254840.38  
E 301961.72)

ANZOZIRA UNIT 6  
66' x 276' Pgs. 27, 41, 62, 63



**\*NOTE:**  
ON ALL KEY LOTS THE DWELLING UNIT SHALL BE PLACED SO THAT THE DRIVEWAY IS LOCATED OPPOSITE THE REAR YARD OF THE ADJACENT LOT.

STATE OF ARIZONA SS  
County of Maricopa  
I hereby certify that the within instrument was filed and recorded at request of  
Vilaziva  
8-21-93 12:13  
in Book 365  
on page 19  
Witness my hand and official seal the day and year aforesaid.  
Notary Public  
Cathy B. Bricker  
Sammy Bricker  
93-575278  
RECORDING NUMBER

	<b>OASIS AT ANOZIRA</b>			
	<b>FINAL PLAT AND P.A.D.</b>			
DESIGN J.H.	SCALE	JOB NO.	DATE	SHEET
DRAWN R.B.	1" = 50"	3404	5/21/93	4 OF 9
CHECK B.J.E.	EVANS, KUHN & ASSOCIATES, INC. CONSULTING ENGINEERS			

# MATCH SHEET 4

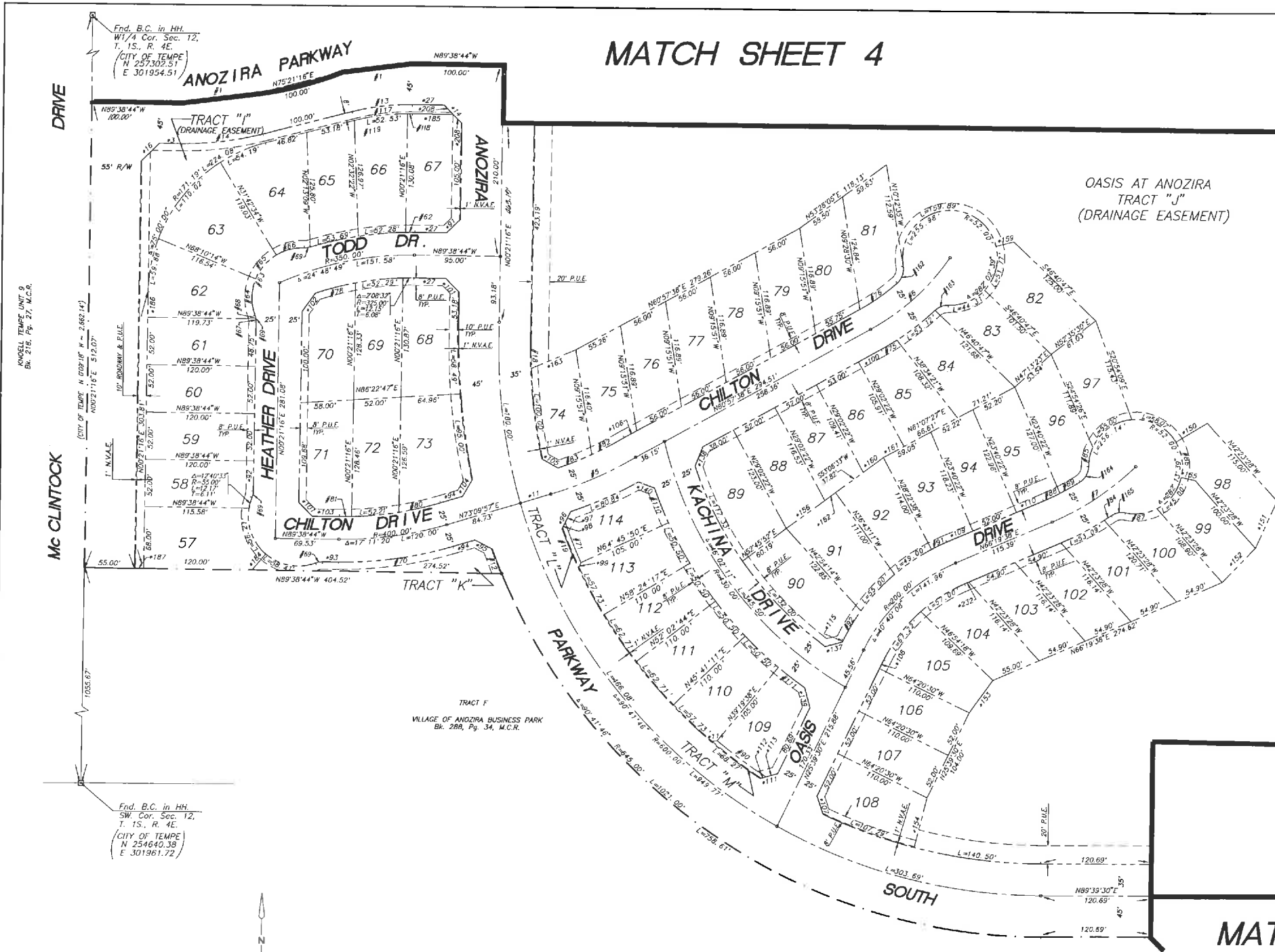
MATCH SHEET 7

MATCH SHEET 8

MATCH SHEET 9

OASIS AT ANOZIRA TRACT "J" (DRAINAGE EASEMENT)

STATE OF ARIZONA SS  
 County of Maricopa  
 I hereby certify that the within instrument was filed and recorded at request of  
Villazira  
82793 12 13  
 in Book 365  
 on page 19  
 Witness my hand and official seal this day and year aforesaid.  
 County Recorder  
Ammu Stabile  
93-575275  
 RECORDING NUMBER



End. B.C. in HH.  
 W1/4 Cor. Sec. 12,  
 T. 1S., R. 4E.  
 CITY OF TEMPE  
 N 257302.51'  
 E 301954.51'

End. B.C. in HH.  
 SW Cor. Sec. 12,  
 T. 1S., R. 4E.  
 CITY OF TEMPE  
 N 254640.33'  
 E 301961.72'



OASIS AT ANOZIRA				
FINAL PLAT AND P.A.D.				
DESIGN: J.H.	SCALE: 1" = 50'	JOB NO: 3404	DATE: 5/21/93	SHEET: 5 OF 9
DRAWN: R.B.	EVANS, KUHN & ASSOCIATES, INC.			
CHECK: B.U.E.	CONSULTING ENGINEERS			

WESTERN

WESTERN CANAL - KYRENE BRANCH  
Bk. 181, Pg. 14, M.C.R.

CANAL

Fnd. B.C. in HH  
W1/4 Cor. Sec. 12,  
T. 1S., R. 4E.  
(CITY OF TEMPE)  
N 257302.51  
E 301954.51

CONSENT TO USE OF EASEMENT  
FOR NATURAL GAS PIPELINE  
REC. NO. 89-420932

EASEMENT FOR LINES, LINES OF POLES OR  
STEEL TOWERS, VARIES 54' TO 75'  
PER DKT. 5924, PG. 535, M.C.R.

Fnd. 80d Nail in South  
Slope of Concrete Ditch  
Con. Sec. 12, T.1S., R.4E.

EASEMENT FOR CONSTRUCTION OF BIKE  
AND PEDESTRIAN BRIDGES (52.74x50')  
REC. NO. 87-600075

EASEMENT FOR SIDEWALK AND  
PUBLIC UTILITIES (60'x60')  
REC. NO. 87-657299

MATCH SHEET 3

McCLINTOCK DRIVE

Scale  
1"=50'  
0 50 100



MATCH SHEET 4

LOS FELIZ DRIVE

LOS FELIZ DRIVE

LOS FELIZ DRIVE

LOS FELIZ DRIVE

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LOS FELIZ DRIVE

30' EASEMENT FOR GAS PIPELINE  
REC. NO. 88-450663  
REC. NO. 90-449206

35' EASEMENT FOR ELECTRIC LINES  
DKT. 12348, PG. 1192

TRACT "Y"

TRACT "A"

TRACT "X"

TRACT "S"

TRACT "Z"

TRACT "Y"

TRACT "A"

TRACT "X"

TRACT "S"

TRACT "Z"

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MATCH SHEET 7

\*NOTE:  
ON ALL KEY LOTS THE DWELLING UNIT SHALL BE  
PLACED SO THAT THE DRIVEWAY IS LOCATED  
OPPOSITE THE REAR YARD OF THE ADJACENT LOT.

Fnd. B.C. in HH  
S1/4 Cor. Sec. 12,  
T. 1S., R. 4E.

STATE OF ARIZONA | SS  
County of Maricopa  
I hereby certify that the within  
instrument was filed and recorded  
at request of

Villazira  
8-27-93 12:13  
Book 365  
Page 19  
Witness my hand and official  
seal the day and year aforesaid  
Recorded  
by *Amul Madh*  
93-513-377  
RECORDING NUMBER



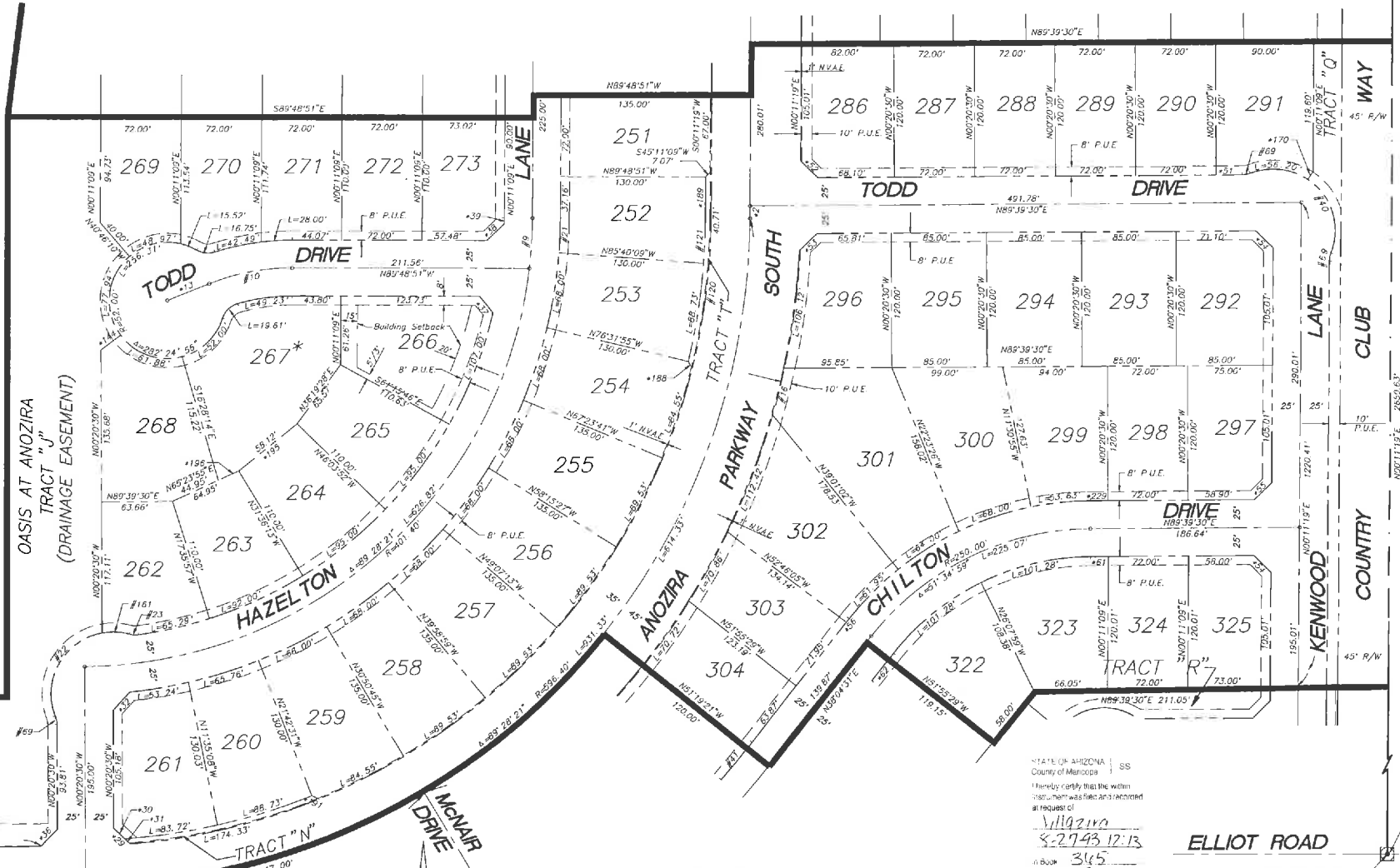
OASIS AT ANOZIRA FINAL PLAT AND P.A.D.			
DESIGN: J.H.	SCALE: 1"=50'	JOB NO: 3404	DATE: 5/21/93
DRAWN: B.D.			SHEET: 6 OF 9
CHECK: B.D.	EVANS, KUHN & ASSOCIATES, INC. CONSULTING ENGINEERS		



# MATCH SHEET 7

OASIS AT ANOZIRA  
TRACT "J"  
(DRAINAGE EASEMENT)

# MATCH SHEET 5



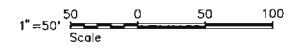
End. 80d Nail in South  
Slope of Concrete Ditch  
Cen. Sec. 12, T.1S., R.4E.

MOTOROLA INC.  
Dkt. 10422, Pg. 384, M.C.R.

TRACT F  
VILLAGE OF ANOZIRA BUSINESS PARK  
Bk. 288, Pg. 34, M.C.R.

LOS FELIZ  
DRIVE

\*NOTE:  
ON ALL KEY LOTS THE DWELLING UNIT SHALL BE  
PLACED SO THAT THE DRIVEWAY IS LOCATED  
OPPOSITE THE REAR YARD OF THE ADJACENT LOT.



# MATCH SHEET 9

STATE OF ARIZONA SS  
County of Maricopa SS  
I hereby certify that the within  
instrument was filed and recorded  
at request of  
Village of Anozira  
8-27-93 12:13  
Book 345  
Page 19  
I attest my hand and official  
seal this day and year aforesaid  
By Amme P. de la  
43-57222-01  
RECORDING NUMBER

ELLIOT ROAD

End. B.C. in HH.  
S1/4, Cor. Sec. 12,  
T. 1S., R. 4E.



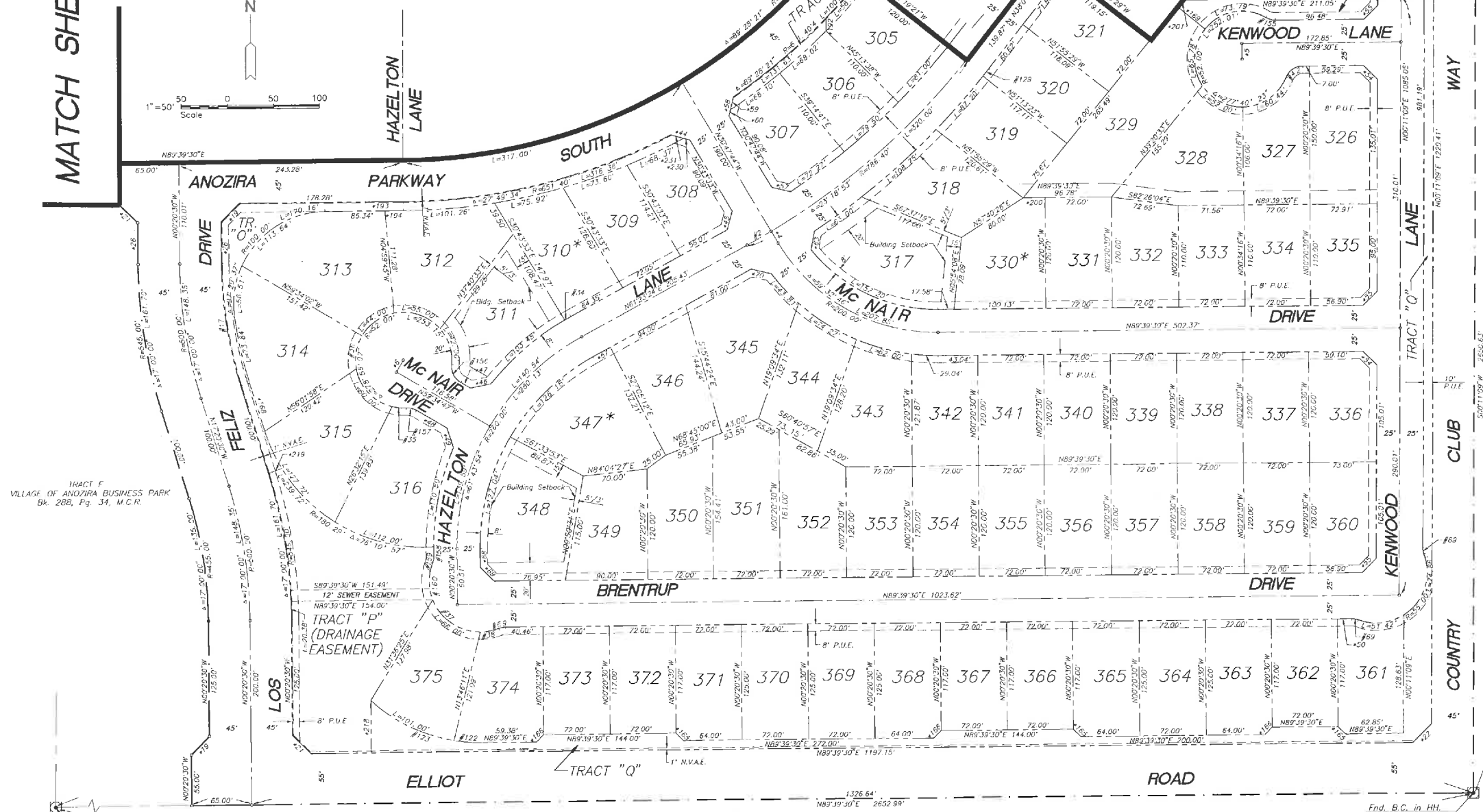
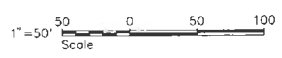
**OASIS AT ANOZIRA  
FINAL PLAT AND P.A.D.**

DESIGN J.H.	SCALE 1" = 50'	JOB NO. 3404	DATE 5/21/93	SHEET 8 OF 9
DRAWN R.H.	EVANS, RUHN & ASSOCIATES, INC. CONSULTING ENGINEERS			
CHECK B.J.F.				

MATCH SHEET 5

MATCH SHEET 8

End, B.O.D. in South  
Slope of Concrete Ditch  
Con. Sec. 12, T. 1S., R. 4E.



TRACT F  
VILLAGE OF ANOZIRA BUSINESS PARK  
Bk. 288, Pg. 34, M.C.R.

TEMPE ROYAL PALMS VILLAGE  
Bk. 233, Pg. 30, M.C.R.

TEMPE ROYAL PALMS UNIT 18 AND  
Bk. 227, Pg. 18, M.C.R.

End, B.C. in HH,  
S1/4 Cor. Sec. 12,  
T. 1S., R. 4E.

\*NOTE:  
ON ALL KEY LOTS THE DWELLING UNIT SHALL BE  
PLACED SO THAT THE DRIVEWAY IS LOCATED  
OPPOSITE THE REAR YARD OF THE ADJACENT LOT.

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**OASIS AT ANOZIRA**  
FINAL PLAT AND P.A.D.

DESIGN: J.H.L.	JOB NO: 3404	DATE: 5/21/93	SHEET: 9 OF 9
DRAWN: B.C.T.			
CHECK: B.J.T.			

EVANS, KUHN & ASSOCIATES, INC.  
CONSULTING ENGINEERS

MOTOROLA INC.  
DH: 10429, Pg. 384, M.C.R.