

#ZON-92.15 #ZON-93.03 #SBD-93.22 #SPD-93.21
CONDITIONS OF APPROVAL

- 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.
- 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 (re)development in accordance with Ordinance No. 88-85.
- Approval of CCR'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 CCR's should provide that a single entity will ultimately be responsible for maintaining all landscaping and walls in common areas and tracts, reserves, easements, open spaces, retention and detention basins, according to the landscape plan approved by the City and that such provision may not be amended without prior approval by the City Attorney and Community Development Director.
- No variances may be created by future property lines without prior approval of the City of Tempe.
- 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.
- 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.
- The applicant shall comply with all applicable state and federal laws regarding archaeological artifacts on this site.
- On all corner lots, dwelling units shall be built so that the driveway is adjacent to the interior property line.
- All mechanical equipment shall be ground mounted.
- Exterior finish of connecting walls between units shall complement finish of building walls. Details to be resolved with staff prior to processing of Final Plat for each phase/unit.
- Developers shall comply with Tempe City Code Section 22-9 for disclosure of adjacent zoning and uses.
- 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.
- Bike path improvements (bike path, lighting, landscaping) north of new Country Club Drive 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.
- A schedule for installing perimeter improvements, landscape walls, etc., shall be approved by staff prior to recording any Final Plat or PAD.
- 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.
- 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 landscaped plantings and the clustering of three (3) "b" based trees at all access points from the subdivision to the street. Details to be approved by staff prior to recording the Final Plat and PAD.
- All previously applicable conditions of approval shall be adhered to.
- Water rights appurtenant to the property may be combined and used by the property owner or homeowners 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.
- A maximum 6" 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 detailing and texture to be approved by staff prior to recording the Final Plat and PAD.
- a 1' MVE (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).
- No access will be provided/permitted between Kenwood Lane and Country Club Way.
- All existing streets shall be in conformance with current City of Tempe designed standards and MAG standards and specifications at the time of acceptance.

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.

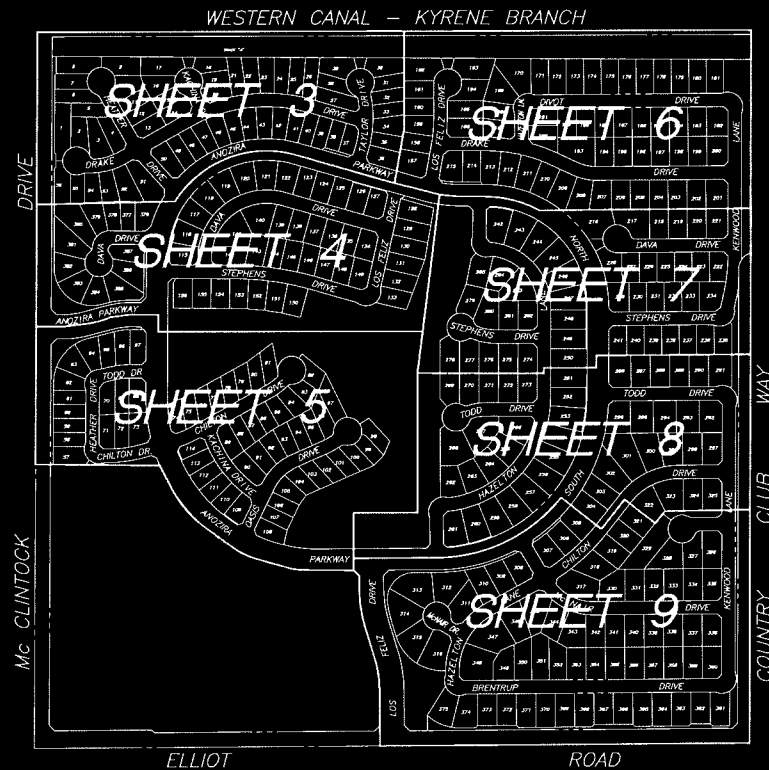
MOTOROLA
DISCLOSURE STATEMENT

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

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



KEY MAP

NTS

NOTES

- This site is located within the City of Tempe water service area and has been designated as having an assured water supply.
- Refuse service will be by 90 gallon containers with public street pickup.
- 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

- Reduce the required minimum lot area from 6,000 S.F. to 5,200 S.F. (for lots 1-114 and 377-388).
- Reduce the required minimum front yard setback from 25' to 20'.
- Reduce the required minimum side yard setback from 7' to 5' (3' to accommodate a fireplace and interior home entertainment center).
- Reduce the required minimum street side yard setback from 10' to 5' (3' to accommodate a fireplace and interior home entertainment center).
- 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).
- 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

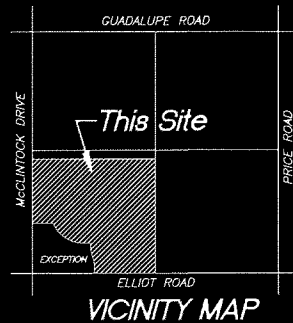
Brown Cap in Hand Hole Located At The Intersection Of Elliot Road And McClintock Drive.
Elevation = 1183.97 (City Of Tempe Datum)

APPROVALS

Approved by the City of Tempe on the 8-27-93 day of August, 1993.
By: E. W. Hatcher, City Clerk
By: [Signature], City Engineer
By: [Signature], Planning Director

SITE DATA

EXISTING ZONING: R-1-6 P.A.D.
TOTAL No. OF LOTS: 387
GROSS SITE AREA: 136.08 ACRES
NET SITE AREA: 97.65 ACRES



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 dedicate 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 10th 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

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 Partnership 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.



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 that I am not to enable the survey to be retraced.



OASIS AT ANOZIRA

FINAL PLAT AND P.A.D.

DESIGNER J.D.K.	SCALE	JOB NO.	DATE	SHEET
1	NONE	3404	5/21/93	1 OF 9
CHECK J.D.K.	EVANS, KUHN & ASSOCIATES, INC.			
CONSULTING ENGINEERS				

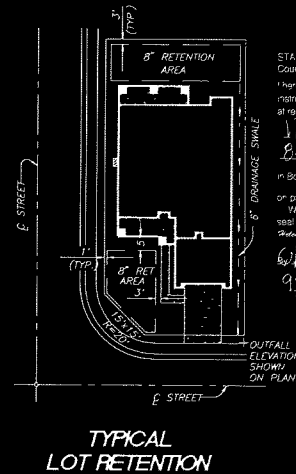
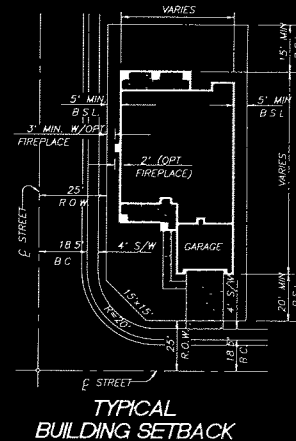
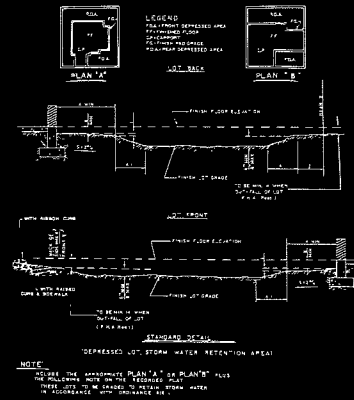
CURVE TABLE #			
NO	DELTA	RADIUS	TANGENT
1	15 00'00"	300.00	78.54
2	2 11'09"	786.40	30.00
3	24 19'41"	200.00	84.92
4	10 14'29"	520.00	92.95
5	14 30'00"	400.00	101.25
6	27 06'49"	250.00	118.30
7	21 02'22"	300.00	110.16
8	1 50'28"	800.00	25.71
9	6 76'13"	401.40	45.09
10	21 45'39"	200.00	75.96
11	10 30'46"	200.00	71.69
12	2 33'58"	645.00	28.89
13	15 00'00"	255.00	66.76
14	15 00'00"	345.00	90.32
15	2 32'46"	641.40	28.51
16	3 46'34"	641.40	42.27
17	17 00'00"	455.00	135.00
18	2 59'26"	565.00	29.49
19	4 05'38"	565.00	40.37
20	4 05'00"	581.40	40.01
21	4 08'42"	426.40	30.85
22	126 49'38"	55.00	121.75
23	23 06'26"	20.00	8.07
24	16 52'53"	52.00	15.32
25	17 57'03"	225.00	70.46
26	7 01'40"	225.00	13.82
27	20 30'46"	225.00	80.55
28	4 18'15"	225.00	16.90
29	12 16'11"	52.00	11.14
30	20 30'46"	175.00	62.65
31	7 33'39"	190.00	25.07
32	128 35'10"	55.00	123.43
33	22 55'18"	285.00	114.02
34	2 07'03"	285.00	10.53
35	16 41'48"	52.00	15.15
36	40 46'05"	52.00	37.00
37	132 19'04"	55.00	127.02
38	21 23'03"	55.00	20.53
39	131 33'05"	55.00	126.28
40	132 36'23"	55.00	127.29
41	0 36'07"	761.40	8.00
42	67 06'53"	20.00	23.43
43	10 43'05"	225.00	42.09
44	7 08'20"	225.00	28.03
45	4 29'29"	20.00	1.98
46	16 14'53"	20.00	5.97
47	119 14'19"	55.00	114.46
48	36 32'06"	55.00	35.07
49	3 16'21"	575.00	33.18
50	5 41'18"	545.00	56.22
51	8 41'17"	52.00	7.88
52	30 24'06"	52.00	27.58
53	10 14'29"	495.00	88.48
54	2 25'51"	495.00	21.00
55	3 15'50"	425.00	39.04
56	1 58'05"	425.00	14.60
57	16 57'09"	20.00	6.62
58	29 20'39"	52.00	26.63
59	8 27'15"	375.00	55.33
60	36 17'45"	52.00	32.94
61	17 43'09"	375.00	115.07
62	1 31'41"	375.00	10.00
63	112 18'40"	55.00	107.81
64	42 30'52"	55.00	40.81
65	36 27'39"	55.00	35.00
66	33 20'09"	55.00	32.00
67	8 21'08"	20.00	3.26
68	11 41'14"	20.00	4.08
69	21 02'22"	20.00	7.34
70	17 11'20"	425.00	127.50
71	4 04'13"	560.00	39.78
72	10 53'53"	425.00	80.84
73	15 14'03"	275.00	73.12
74	0 00'00"	275.00	0.00
75	4 10'01"	275.00	20.00
76	12 31'06"	225.00	40.42
77	19 22'54"	325.00	109.94
78	8 01'13"	325.00	45.49
79	17 11'20"	375.00	112.50
80	7 10'31"	375.00	46.96
81	2 02'14"	375.00	13.33
82	6 05'14"	375.00	39.84
83	6 06'42"	375.00	40.00
84	1 39'28"	375.00	9.40
85	24 17'18"	52.00	22.04
86	44 04'25"	52.00	40.00
87	39 42'10"	52.00	36.03
88	4 05'06"	275.00	19.61
89	5 17'29"	275.00	25.40
90	6 51'53"	560.00	67.09
91	4 42'15"	275.00	19.48
92	5 28'58"	225.00	37.24

93	1 32'58"	1125.00	30.43
94	124 23'26"	55.00	119.41
95	30 30'02"	52.00	27.68
96	4 29'32"	175.00	13.72
97	8 15'13"	630.00	90.75
98	3 33'35"	225.00	13.98
99	5 08'31"	225.00	20.19
100	3 03'20"	580.00	30.93
101	3 26'48"	615.00	37.00
102	2 23'06"	615.00	25.60
103	5 06'42"	225.00	24.00
104	0 48'41"	565.00	8.00
105	41 05'15"	52.00	39.10
106	30 24'17"	52.00	27.59
107	38 19'13"	52.00	34.78
108	35 37'50"	20.00	12.44
109	15 41'14"	20.00	5.48
110	4 26'11"	455.00	35.23
111	4 39'33"	455.00	37.00
112	2 46'28"	225.00	10.90
113	8 21'58"	225.00	25.00
114	30 15'30"	75.00	39.61
115	4 06'49"	175.00	12.56
116	9 10'02"	175.00	28.00
117	15 00'00"	245.00	64.14
118	1 10'10"	245.00	5.00
119	12 42'46"	245.00	41.48
120	13 16'56"	558.40	128.98
121	4 06'42"	558.40	40.25
122	9 49'20"	175.00	30.00
123	42 53'24"	175.00	131.00
124	5 02'46"	455.00	41.73
125	5 17'40"	365.00	33.73
126	5 15'36"	445.00	40.85
127	4 53'34"	445.00	38.00
128	0 48'41"	445.00	6.30
129	0 42'05"	811.40	9.33
130	17 47'23"	465.00	144.38
131	21 34'01"	55.00	20.70
132	60 54'53"	20.00	21.26
133	40 11'30"	20.00	14.03
134	28 28'09"	20.00	10.29
135	74 14'38"	20.00	26.32
136	5 53'25"	447.05	45.86
137	51 19'04"	20.00	17.91
138	55 43'20"	20.00	19.45
139	5 53'25"	375.00	36.63
140	1 02'30"	225.00	6.00
141	34 21'55"	20.00	12.00
142	14 41'21"	225.00	34.48
143	0 50'43"	1075.00	15.86
144	1 42'34"	775.00	24.25
145	75 31'19"	20.00	26.36
146	0 29'46"	1007.37	8.72
147	10 19'57"	20.00	3.61
148	10 42'25"	20.00	3.74
149	36 28'49"	52.00	35.12
150	10 53'23"	225.00	42.90
151	48 03'28"	20.00	16.78
152	56 11'26"	20.00	19.61
153	75 31'21"	20.00	26.36
154	2 02'50"	625.00	22.36
155	36 33'30"	20.00	10.67
156	65 22'20"	20.00	22.82
157	33 33'47"	20.00	11.72
158	2 03'32"	285.00	10.24
159	2 02'50"	625.00	22.36
160	42 10'43"	55.00	40.49
161	25 52'25"	55.00	24.84
162	58 48'08"	20.00	20.53
163	45 37'26"	20.00	15.93
164	57 23'11"	20.00	20.03
165	46 28'54"	20.00	16.33
166	40 40'22"	63.00	44.72
167	90 00'00"	40.00	62.83
168	3 30'17"	445.00	27.22
169	7 52'49"	20.00	26.16
170	88 05'30"	65.00	98.94
171	6 19'37"	65.00	7.18
172	49 27'27"	20.00	12.26
173	26 38'52"	20.00	10.00
174	29 46'55"	20.00	7.26
175	37 44'41"	52.00	34.26
176	39 46'35"	52.00	36.10
177	26 04'56"	52.00	23.67
178	132 15'07"	20.00	46.16
179	2 01'00"	35.00	12.50
180	15 00'00"	355.00	92.84
181	93 47'38"	20.00	32.74
182	34 52'00"	20.00	12.17
183	56 55'37"	20.00	20.57
184	4 37'10"	445.00	35.88

SEC	DISTANCE	BEARING
1	75.00	N 0° 20' 30" W
2	11.08	N 0° 11' 09" E
3	25.00	N 89° 38' 44" W
4	14.93	N 30° 47' 44" W
5	17.00	N 0° 20' 30" W
6	15.00	N 30° 25' 13" E
7	27.00	N 0° 20' 30" W
8	27.00	N 89° 38' 43" W
9	15.00	N 11° 49' 17" E
10	10.00	N 60° 21' 16" E
11	35.00	N 73° 09' 57" E
12	25.00	N 89° 48' 51" W
13	40.36	N 68° 25' 30" E
14	28.28	N 44° 38' 44" W
15	90.00	N 0° 21' 16" E
16	28.28	N 45° 21' 16" E
17	28.11	N 44° 59' 37" W
18	14.14	N 45° 20' 31" W
19	70.00	N 0° 11' 09" E
20	90.00	N 89° 39' 30" E
21	28.28	N 45° 20' 30" W
22	28.42	N 44° 55' 20" E
23	28.28	N 44° 48' 51" W
24	20.00	N 0° 11' 09" E
25	28.28	N 45° 11' 08" E
26	45.01	N 0° 20' 30" W
27	35.00	N 89° 38' 44" W
28	10.00	N 0° 21' 16" E
29	20.59	N 46° 59' 59" W
30	21.21	N 46° 59' 59" W
31	6.82	N 46° 59' 59" W
32	22.01	N 42° 28' 21" E
33	9.84	N 0° 11' 09" E
34	21.54	N 43° 54' 25" W
35	21.00	N 43° 45' 25" E
36	21.21	N 44° 39' 30" E
37	18.91	N 38° 53' 12" W
38	21.56	N 46° 08' 23" E
39	5.01	N 0° 24' 02" E
40	21.21	N 44° 48' 51" W
41	9.39	N 89° 48' 51" W
42	7.61	N 69° 18' 05" W
43	21.21	N 45° 11' 09" E
44	21.82	N 74° 33' 11" W
45	20.36	N 69° 48' 00" E
46	15.27	N 60° 57' 38" E
47	12.23	N 59° 34' 47" W
48	37.87	N 59° 34' 47" W
49	22.39	N 75° 51' 10" W
50	21.21	N 89° 39' 30" E
51	23.28	N 89° 39' 30" E
52	21.12	N 45° 04' 41" W
53	21.65	N 45° 51' 40" E
54	21.12	N 45° 04' 41" W
55	21.31	N 44° 55' 20" E
56	4.05	N 38° 04' 31" E
57	20.76	N 77° 01' 05" W
58	21.74	N 12° 45' 07" E
59	14.57	N 12° 45' 07" E

LEGEND

---	SUBMISSION BOUNDARY
---	RIGHT-OF-WAY LINE
---	LOT LINE
---	MONUMENT LINE
---	EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
N.V.A.E.	NON-VEHICULAR ACCESS EASEMENT
o	EXIST. BRASSCAP FLUSH
o	SET BRASSCAP FLUSH
*	INDICATES SHORT COURSE LINE SEGMENT
#	INDICATES CURVE

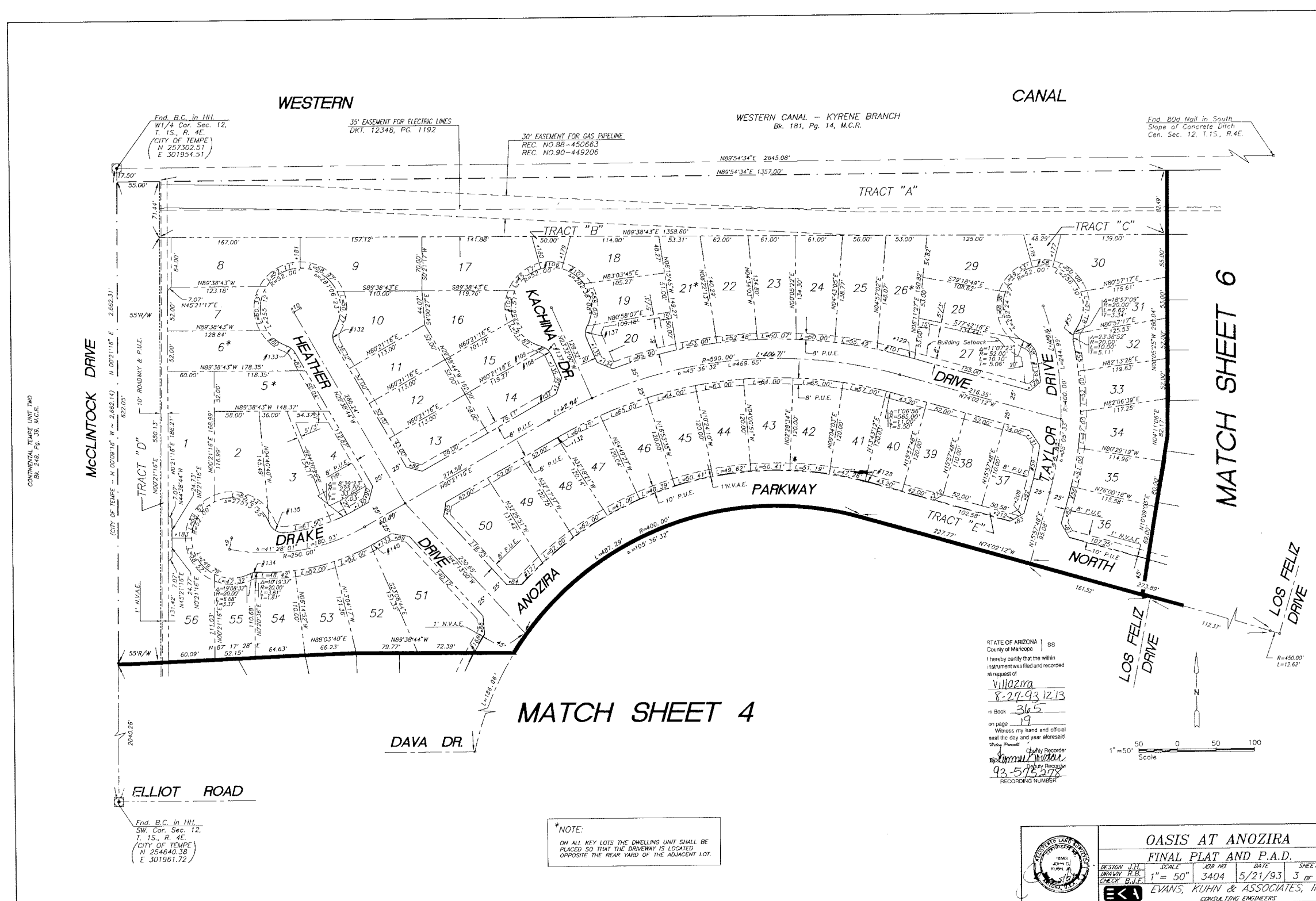


OASIS AT ANOZIRA

FINAL PLAT AND P.A.D.

DESIGN J.H.	SCALE	JOB NO.	DATE	SHEET
DRAWN D.M.F.	NONE	3404	5/21/93	2 OF 9
CHECKED E.H.				

EVANS, KUHN & ASSOCIATES, INC.
CONSULTING ENGINEERS



WESTERN

CANAL

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

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

End. B.C. in HH.
W1/4 Cor. Sec. 12,
T. 1S., R. 4E.
(CITY OF TEMPE)
N 257302.51'
E 301934.51'

35' EASEMENT FOR ELECTRIC LINES
D.K.T. 12348, PG. 1192

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

TRACT "A"

TRACT "B"

TRACT "C"

MATCH SHEET 6

MATCH SHEET 4

McCLINTOCK DRIVE

DRIVE

TAYLOR DRIVE

LOS FELIZ DRIVE

LOS FELIZ DRIVE

PARKWAY

ANOZIRA

DAVA DR.

ELLIOT ROAD

STATE OF ARIZONA } SS
County of Maricopa }
I hereby certify that the within
instrument was filed and recorded
at request of
VILLOZIMA
8-27-93 1213
in Book 365
on page 19
Witness my hand and official
seal the day and year aforesaid
Notary Recorder
Shirley M. H. H. H.
93-575278
RECORDING NUMBER

1"=50'
Scale

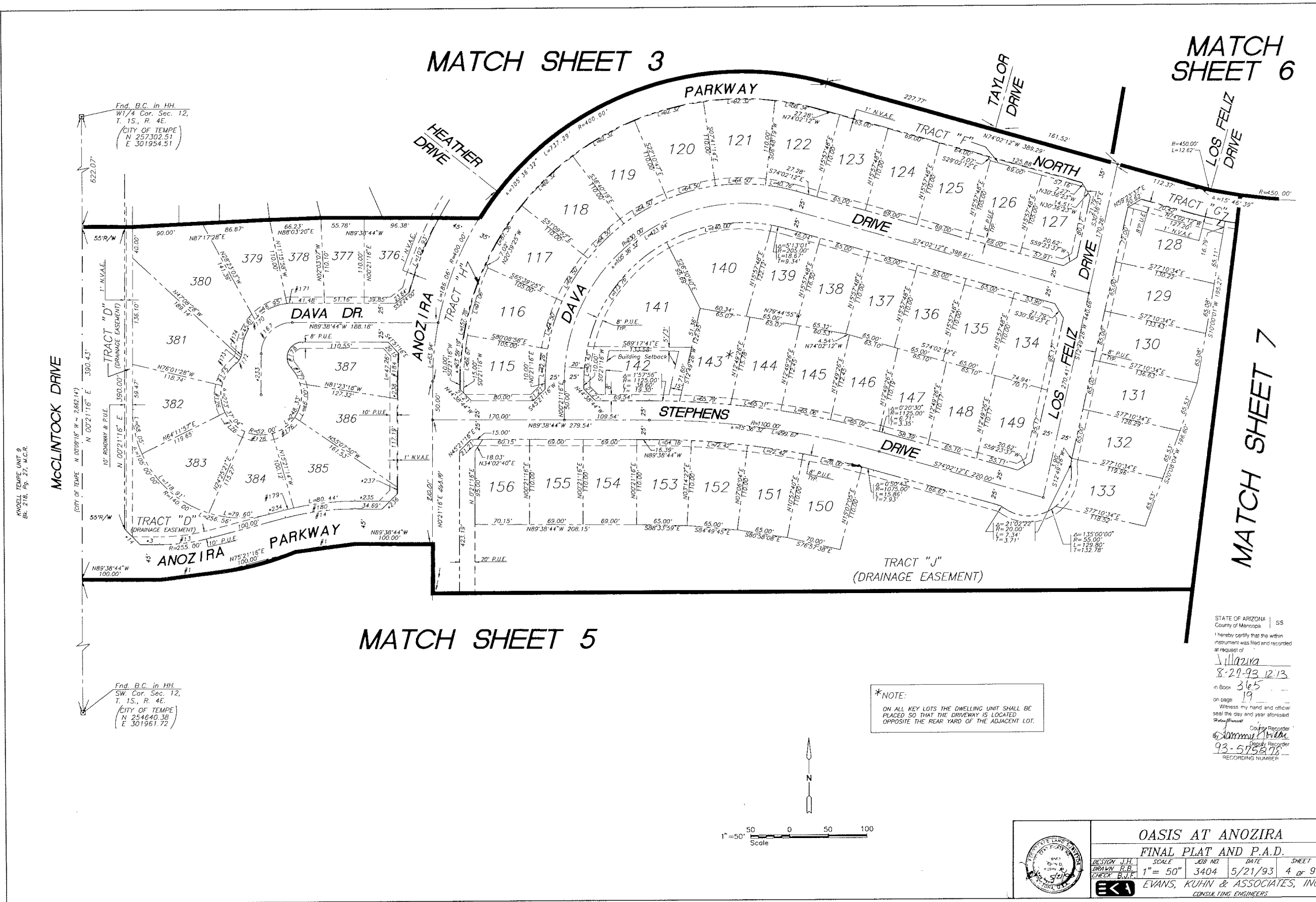
*NOTE:
ON ALL KEY LOTS THE DWELLING UNIT SHALL BE
PLACED SO THAT THE DRIVEWAY IS LOCATED
OPPOSITE THE REAR YARD OF THE ADJACENT LOT.



OASIS AT ANOZIRA				
FINAL PLAT AND P.A.D.				
DESIGN J.H.	SCALE	JOB NO.	DATE	SHEET
DRAWN R.B.	1"=50'	3404	5/21/93	3 of 9
CHECK B.U.E.				
EVANS, KUHN & ASSOCIATES, INC.				
CONSULTING ENGINEERS				

MATCH SHEET 3

MATCH SHEET 6

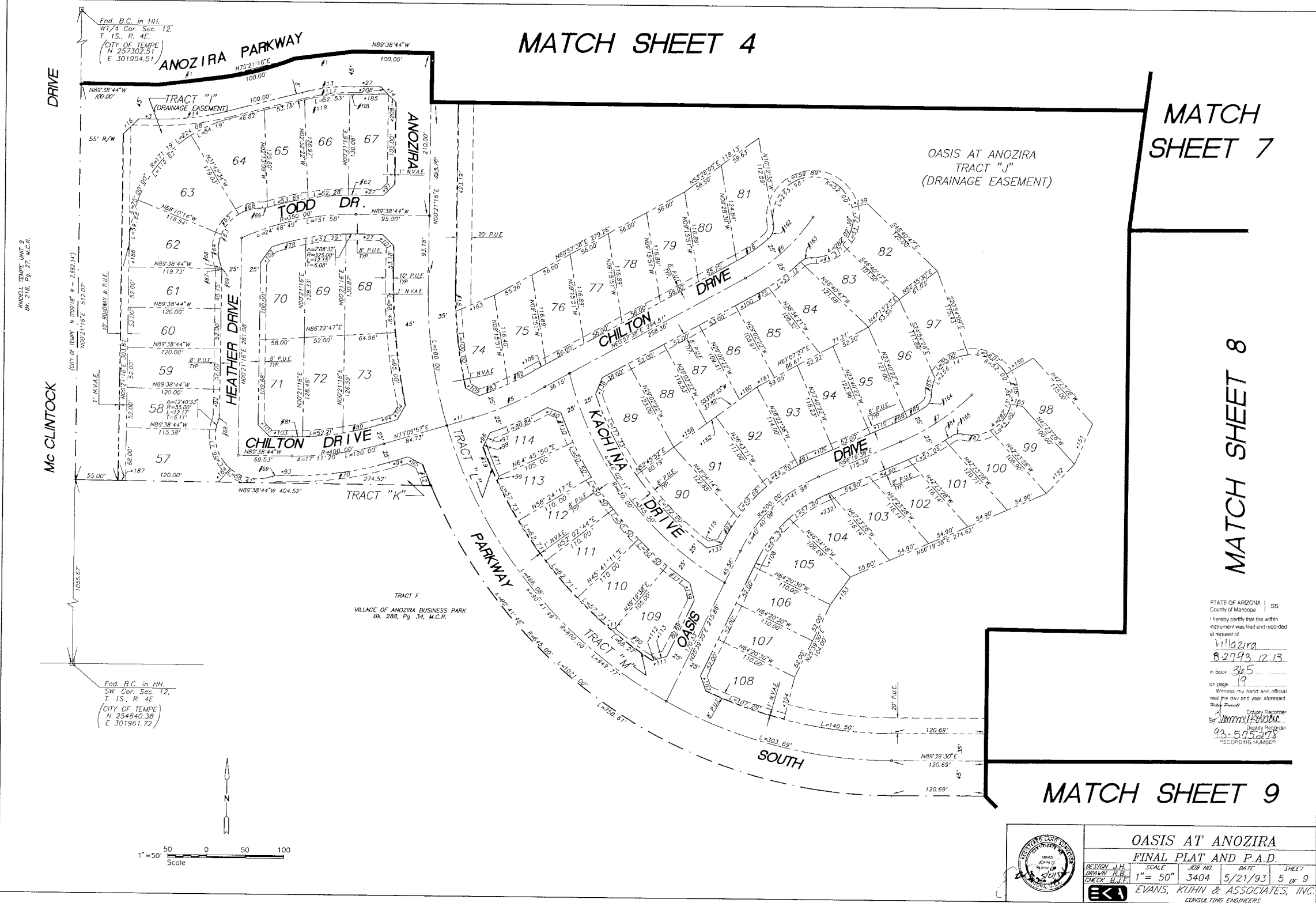


MATCH SHEET 4

MATCH SHEET 7

MATCH SHEET 8

MATCH SHEET 9



STATE OF ARIZONA | SS
County of Maricopa
I hereby certify that the within
instrument was filed and recorded
at request of
Villazura
8-27-93 12:13
in Book 365
on page 19
Witness my hand and official
seal this day and year aforesaid
Deputy Recorder
Deputy Recorder
93-575278
RECORDING NUMBER



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

MATCH SHEET 4

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

CANAL

TRACT "A"

-TRACT "Y"

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

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.

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

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

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

MOTOROLA INC.
Dkt. 10429. Pg. 384, M.C.R.

STATE OF ARIZONA | SS
County of Maricopa

I hereby certify that the within
instrument was filed and recorded
at request of

Willazira
8-27-93 12:13
Book 365
Page 19

on page

Witness my hand and official
seal the day and year aforesaid
Notary Public

By James J. Jolani Clerk Recorder
93-575-27 Deputy Recorder
RECORDING NUMBER

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.

ELLIOT ROAD

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

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

FINAL PLAN AND P.A.D.			
DESIGN J.H.	SCALE 1" = 50'	DATE 5/21/93	SHEET 6 OF 9
DRAWN R.B.			
CHECK B.J.F.			
 EVANS, KUHN & ASSOCIATES, INC. CONSULTING ENGINEERS			

Diagram of a horizontal curve with a deflection angle of $15^{\circ} 46'$. The curve has a radius $R = 450.00'$ and a length $L = 12.62'$. The road is labeled "LOS FELIZ DRIVE".

*MATCH
SHEET 4*

*MATCH
SHEET 5*

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

H.	SCALE	JOB NO.	DATE	
P.B.	1" = 50"	3404	5/21/93	7
J.F.				

[illegible]

MATCH SHEET 7

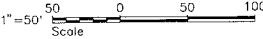
OASIS AT ANOZIRA
TRACT "J"
(DRAINAGE EASEMENT)

MATCH SHEET 5

MATCH SHEET 9

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

*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.



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

STATE OF ARIZONA
County of Maricopa
I hereby certify that the within
instrument was filed and recorded
at request of
Village of Anozira
S-2743, 12:13
Book 315
Page 19
on date 5/21/93
Witness my hand and official
seal the day and year aforesaid
Deputy Recorder
RECORDED
RECORDING NUMBER
93-50327

ELLIOT ROAD

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



OASIS AT ANOZIRA FINAL PLAT AND P.A.D.				
DESIGN J.H.	SCALE	JOB NO.	DATE	SHEET
DRAWN R.B.	1"= 50'	3404	5/21/93	8 of 9
CHECK B.J.T.				
EVANS, KUHN & ASSOCIATES, INC. CONSULTING ENGINEERS				

MATCH SHEET 8



DESIGN J.H.	SCALE	JTB NO.	DATE	SHEET
DRAWN B.C.T.	1" = 50'	3404	5/21/93	9 OF 9
CHECK B.J.F.				

EK EVANS, KUHN & ASSOCIATES, INC.
CONSULTING ENGINEERS