

**DECLARATION AND DEDICATION**

STATE OF ARIZONA )  
 ) SS.  
 COUNTY OF MARICOPA )

KNOW ALL MEN BY THESE PRESENTS:

THAT RALPH AND ANGIE RISZOLI, AS OWNERS OF THE LAND SHOWN HEREON, HAS SUBDIVIDED FOR TOWNHOME USE UNDER THE NAME OF PARK PLACE ON BROADWAY, A PORTION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON.

OWNER HEREBY PUBLISHES THIS TOWNHOME PLAT AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION OF EACH TOWNHOME UNIT; THAT SAID PLAT GIVES THE DIMENSIONS OF EACH TOWNHOME UNIT; AND THAT SAID PLAT GIVES A NUMBER TO EACH TOWNHOME UNIT.

OWNER HEREBY DEDICATES TO THE PUBLIC THE EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN HEREON AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF SAID EASEMENTS.

OWNER HEREBY DECLARES THAT TRACT "A" SHOWN HEREON IS A PRIVATE STREET FOR THE EXCLUSIVE USE OF THE OWNERS OF THE TOWNHOME UNITS AND FOR OTHER PERSONS SPECIFIED IN THE DECLARATION OF TOWNHOME FOR PARK PLACE ON BROADWAY AND FOR THE PERSONS OR ENTITIES SPECIFIED HEREIN. THAT TRACT "A" IS NOT DEDICATED TO THE PUBLIC FOR ITS USE, EXCEPT THAT TRACT "A" MAY BE USED BY UTILITY COMPANIES, GOVERNMENTAL AND OTHER ENTITIES FOR INGRESS AND EGRESS DURING, BUT NOT LIMITED TO, OPERATION AND MAINTENANCE OF UTILITIES, REFUSE COLLECTION, EMERGENCIES, AND MAIL SERVICES AND FOR DRAINAGE PURPOSES.

IN WITNESS WHEREOF, RALPH AND ANGIE RISZOLI, AS OWNERS BEING FULLY AUTHORIZED, HAS HEREIN CAUSED THIS INSTRUMENT TO BE EXECUTED THIS 14th DAY OF SEPTEMBER, 2000.

BY: Ralph Riszoli  
 RALPH RISZOLI

BY: Angie Riszoli  
 ANGIE RISZOLI

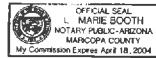
**ACKNOWLEDGEMENTS**

STATE OF ARIZONA )  
 ) SS.  
 COUNTY OF MARICOPA )

ON THIS THE 14th DAY OF SEPTEMBER, 2000, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RALPH AND ANGIE RISZOLI, WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE WITHIN INSTRUMENT IN THEIR AUTHORIZED CAPACITY, AND THAT BY THEIR SIGNATURES IN THE INSTRUMENT THE PERSON, OR ENTITY UPON BEHALF OF WHICH THEY ACTED, EXECUTED SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

BY: Marie Booth  
 NOTARY PUBLIC



**SITE DATA:**

**LAND USE TABLE**

GROSS ACREAGE	40025 SF
NET LOT AREA	26,947 SF
P.A.D. 11 LOTS	
LOT COVERAGE	11253 SF (28.42%)
EXISTING ZONING	R-4
PROPOSED ZONING	R3-PAD
PROPOSED DENSITY	11 UNITS - 12.97 UNITS PER ACRE

**PROPOSED ROADWAYS**

STREET NAMES	R/W WIDTH	STREET WIDTH	TYPE OF STREET
INTERIOR STREETS	N/A	12' MIN (6' C TO B/C)	PRIVATE DRIVEWAYS

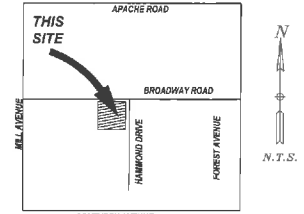
**P.A.D. ZONING**

MAXIMUM BUILDING HEIGHT: 35'

PROPOSED EXTERIOR SETBACKS	
MINIMUM FRONT SETBACK (B.S.L.)	15'
MINIMUM REAR SETBACK (B.S.L.)	6'
MINIMUM SIDE SETBACK (B.S.L.)	6'

AMENDED FINAL P.A.D. FOR  
**PARK PLACE ON BROADWAY**  
 CITY OF TEMPE, ARIZONA

A PORTION OF THE NORTHWEST QUARTER OF SECTION 27,  
 TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER  
 BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP

**CONDITIONS OF APPROVAL (SPD 98-18)**

1. A. THE PUBLIC WORKS DEPARTMENT SHALL APPROVE 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 STREET LIGHTS, CURB, GUTTER, BIKE PATH, SIDEWALK, AND RELATED AMENITIES.  
 C. FEES TO BE PAID WITH THE DEVELOPMENT OF THIS PROJECT  
 (1) WATER AND SEWER DEVELOPMENT FEES  
 (2) WATER AND/OR SEWER PARTICIPATION CHARGES  
 (3) INSPECTION AND TESTING.
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 UNDERGROUND PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT FOR THIS DEVELOPMENT IN ACCORDANCE WITH ORDINANCE N1-5895.
3. THE APPROVAL OF CEARS IN A FORM ACCEPTABLE TO THE CITY ATTORNEY AND THE COMMUNITY DEVELOPMENT DIRECTOR MUST TAKE PLACE PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. THESE CEARS SHOULD PROVIDE THAT A SINGLE ENTITY WILL ULTIMATELY BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, BOTH REQUIRED BY ORDINANCE AND BY THE COMMON AREA ON SITE, 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 THE COMMUNITY DEVELOPMENT DIRECTOR.
4. NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL OF THE CITY OF TEMPE.
5. A 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.
6. THIS PLAN SHALL BE RECORDED PRIOR TO THE ISSUANCE OF PERMITS, AND SHALL SHOW CROSS ACCESS TO BE MAINTAINED THROUGHOUT THIS SITE OVER THE DRIVING AISLES. NO CHANGES OR MODIFICATIONS TO THE DRIVING AISLES WILL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE ENGINEERING DEPARTMENT.
7. THE DEVELOPER SHALL PROVIDE THE CITY WITH SATISFACTORY EVIDENCE OF CROSS ACCESS INTO ADJACENT PROPERTY TO THE EAST (HAMMOND DRIVE), PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
8. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS REGARDING ARCHEOLOGICAL ARTIFACTS ON THIS SITE.
9. RECYCLING FACILITIES SHALL BE PROVIDED WITH DETAILS TO BE APPROVED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
10. PLAT AND PAD SHALL BE REVISED AS NEEDED, PRIOR TO RECORDEMENT, DETAILS TO BE RESERVED WITH STAFF.
11. FOR LOTS 2-7, THE MINIMUM DISTANCE BETWEEN BUILDING AND WALL IS 6 FEET.

**CIVIL ENGINEER/  
 LAND SURVEYOR:**

ALLEN CONSULTING ENGINEERS, INC.  
 GREGORY L. ALLEN, P.E., L.S.  
 127 W. JUANITA, SUITE 212  
 MESA, AZ 85210  
 (602)-844-1666  
 FX: (602) 464-5711

**BENCH MARK**

BENCH MARK IN MM AT INTERSECTION OF BROADWAY ROAD & COLLEGE AVE. ELEVATION: 1167.29

**BASIS OF BEARING**

THE EAST-WEST SECTION LINE OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, WITH A BEARING OF N 89°56'32" E

**ARCHITECT:**

MICHAEL WILSON KELLY  
 10101 E. TOWNE SQUARE  
 160 S. ASH SUITE 202  
 TEMPE, ARIZONA 85281  
 602-859-7667  
 508-0197

**OWNER:**

RALPH AND ANGIE RISZOLI  
 305 WEST 10TH STREET  
 TEMPE, ARIZONA 85281  
 602-961-7719

BOOK 542 PAGE 50  
 OFFICIAL RECORDS OF  
 MARICOPA COUNTY RECORDER  
 HELEN PURCELL  
 2000-0720651  
 09/20/2000 10:44

**APPROVALS**

APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA, THIS 20th DAY OF August, 2000.

BY: Chris Klumpp 9/8/2000  
 MAYOR DATE

ATTEST: Kathy L. Nyst 9/8/2000  
 CITY CLERK DATE

BY: Jim E. C. 9/18/00  
 CITY ENGINEER DATE

BY: Tommy Mullins 9/19/00  
 DEVELOPMENT SERVICES DATE



**LEGAL DESCRIPTION**

PARCEL NO. 1:  
 THE NORTH 200 FEET OF LOT 10 AND THE WEST 93 FEET OF THE NORTH 200 FEET OF LOT 11, TEMPE ACRES, A SUBDIVISION RECORDED TO BOOK 30 OF MAPS, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA.  
 EXCEPT THE NORTH 21 FEET THEREOF; AND

EXCEPT THE WEST 97 FEET OF SAID LOT 10

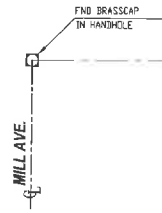
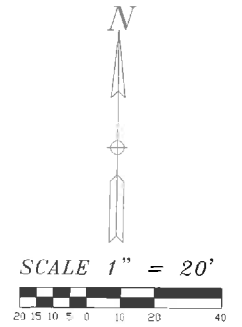
PARCEL NO. 2:  
 THE WEST 97 FEET OF THE NORTH 200 FEET OF LOT 10, TEMPE ACRES, A SUBDIVISION RECORDED TO BOOK 30 OF MAPS, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA.  
 EXCEPT THE NORTH 21 FEET THEREOF.

**UTILITY COMPANIES AND SERVICES**

- |             |  |
|-------------|--|
| WATER       | - CITY OF TEMPE                        |
| SEWER       | - CITY OF TEMPE                        |
| ELECTRIC    | - SALT RIVER PROJECT                   |
| TELEPHONE   | - U.S. WEST COMMUNICATIONS             |
| GAS         | - SOUTHWEST GAS CORPORATION            |
| CABLE TV    | - CDX COMMUNICATIONS                   |
| SOLID WASTE | - CITY OF TEMPE (CURB SIDE COLLECTION) |
| POLICE      | - CITY OF TEMPE POLICE DEPARTMENT      |
| FIRE        | - CITY OF TEMPE FIRE DEPARTMENT        |
| SCHOOLS     | - TEMPE UNION HIGH SCHOOL              |
|             | - TEMPE ELEMENTARY SCHOOL DISTRICT     |

<p><b>ALLEN CONSULTING ENGINEERS, INC.</b></p>	127 W. JUANITA AVE. #212 MESA, ARIZONA 85210 PHONE (602) 844-1666 FAX (602) 464-5711 E-MAIL: <a href="http://www.allen-consulting.com">http://www.allen-consulting.com</a>
	<p>AN AMENDED FINAL PLAT &amp; AMENDED FINAL P.A.D FOR                  133 E. BROADWAY ROAD                  TEMPE, ARIZONA                  COVER SHEET</p>
JOB NUMBER 91219 DRAWING COVER DRAFTSMAN	SHEET 1 OF 3 DATE 9-5-00

# AN AMENDED FINAL PLANNED AREA DEVELOPMENT FOR **PARK PLACE ON BROADWAY** CITY OF TEMPE, ARIZONA

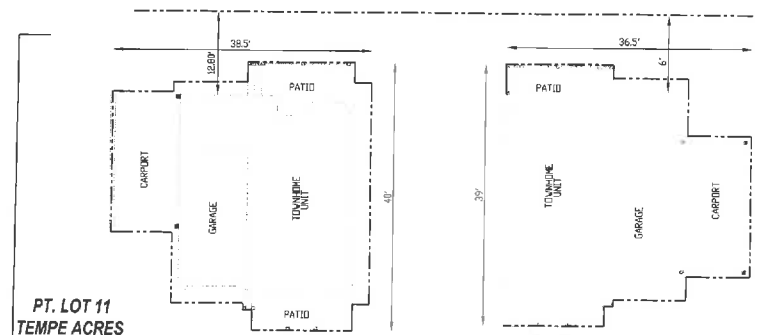
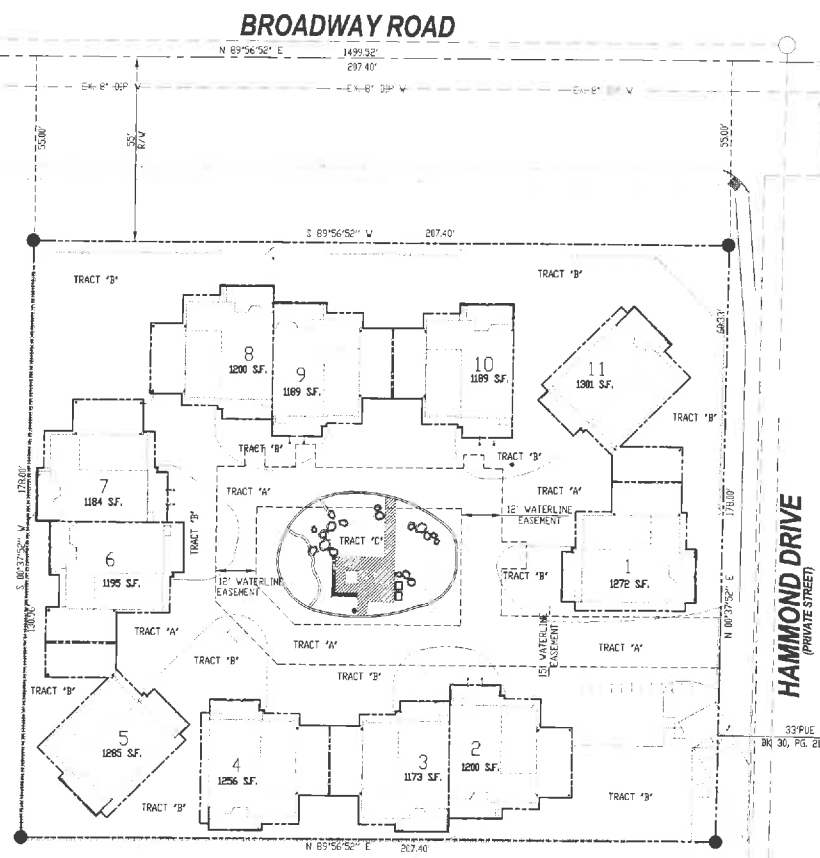


**SITE DATA:**

**PROJECT DESCRIPTION** 11 TOWNHOUSE UNITS  
**SUBMITTED BY** MICHAEL WILSON KELLY ARCHITECT  
 1116 SOUTH ASH AVE SUITE 202  
 TEMPE, AZ 85281  
 (602) 829-7667  
**PROJECT NAME** PARK PLACE ON BROADWAY  
**SITE ADDRESS** 2016 EAST BROADWAY ROAD  
**LOT AREA** NET 40,025 S.F. GROSS 36,947 S.F.  
 0.9188 AC 0.8482 AC  
**ZONING** EXISTING R-4 - PROPOSED RI-PAD  
**BUILDING COVERAGE** 11253 S.F. = 30.4%  
**DENSITY** 12.97 DU/AC  
**LANDSCAPING ON SITE** 14,641 S.F.  
**TRACT DATA** LOTS 1-11 = 13,444 S.F.  
 TRACT 'A' - COMMON AREA PAVING AND DRIVEWAYS = 8,010 S.F.  
 TRACT 'B' - COMMON AREA LANDSCAPING = 13,856 S.F.  
 TRACT 'C' - CENTRAL COMMON LANDSCAPE AREA = 1,637 S.F.  
 TOTAL = 36,947 S.F.

**LOT 9  
TEMPE ACRES**  
BOOK 30, PAGE 61  
M.C.R.

**PT. LOT 10  
TEMPE ACRES**  
BOOK 30, PAGE 61  
M.C.R.



**PT. LOT 11  
TEMPE ACRES**  
BOOK 30, PAGE 61  
M.C.R.

## ALL MODELS #1 AND #7 TYP

SCALE: 1" = 10'

**PAD ZONING**  
 MAXIMUM BUILDING HEIGHT: 35'  
 MINIMUM DISTANCE FROM THE WALL OF ANY  
 BUILDING TO PROPERTY LINE IS 6'-0".

BOOK 542 PAGE 50  
 OFFICIAL RECORDS OF  
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 HELEN PURCELL  
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DATE



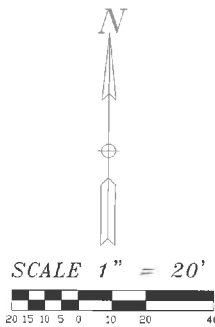
**ALLEN CONSULTING ENGINEERS, INC.**  
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AN AMENDED FINAL PLANNED AREA DEVELOPMENT FOR  
**PARK PLACE ON BROADWAY**  
 133 E. BROADWAY ROAD  
 TEMPE, ARIZONA

JOB NUMBER	91319	SHEET	2	OF	3
DRAWING	PADI				
DRAFTSMAN		CHECKED BY		DATE	9-5-00

S:\M\118181\121121.dwg Thu 9/6/01 08:40:17 2000 B.W.

# AN AMENDED FINAL PLAT FOR PARK PLACE ON BROADWAY CITY OF TEMPE, ARIZONA



MILL AVE

BROADWAY ROAD

COLLEGE AVE

NUMBER	DIRECTION	DISTANCE
L1	NORTH	7.67'
L2	N 45°00'00" W	31.00'
L3	S 45°00'00" W	3.00'
L4	N 45°00'00" W	13.33'
L5	S 45°00'00" W	3.00'
L6	N 45°00'00" W	15.00'
L7	N 45°00'00" E	4.00'
L8	N 44°59'54" E	2.50'
L9	N 45°00'00" E	32.00'
L10	S 44°59'54" E	2.50'
L11	N 45°00'00" E	3.00'
L12	S 44°59'54" E	16.00'
L13	S 45°00'00" W	3.00'
L14	S 45°00'00" E	11.00'
L15	S 45°00'00" W	29.33'
L16	EAST	18.44'
L17	SOUTH	16.50'
L18	WEST	21.00'
L19	SOUTH	21.00'
L20	EAST	9.00'
L21	SOUTH	7.50'
L22	EAST	18.67'
L23	SOUTH	1.00'
L24	EAST	13.33'
L25	SOUTH	3.00'
L26	EAST	15.00'
L27	NORTH	40.00'
L28	WEST	16.00'
L29	SOUTH	3.00'
L30	WEST	11.00'
L31	SOUTH	4.50'
L32	WEST	9.00'
L33	WEST	5.00'
L34	NORTH	4.50'
L35	WEST	11.00'
L36	NORTH	3.00'
L37	WEST	16.00'
L38	SOUTH	40.00'
L39	EAST	15.00'
L40	NORTH	3.00'
L41	EAST	13.33'
L42	NORTH	1.00'
L43	EAST	18.67'
L44	NORTH	7.50'
L45	EAST	9.00'
L46	WEST	16.00'
L47	SOUTH	3.00'
L48	WEST	11.00'
L49	SOUTH	8.50'
L50	WEST	5.50'
L51	WEST	21.00'
L52	SOUTH	21.00'
L53	EAST	9.50'
L54	SOUTH	3.50'
L55	EAST	10.67'
L56	SOUTH	1.00'
L57	EAST	1.33'
L58	SOUTH	3.00'
L59	EAST	15.00'
L60	NORTH	40.00'
L61	NORTH	15.00'
L62	WEST	3.00'
L63	NORTH	1.33'

NUMBER	DIRECTION	DISTANCE
L64	WEST	1.00'
L65	NORTH	18.67'
L66	WEST	13.50'
L67	NORTH	9.50'
L68	WEST	21.00'
L69	SOUTH	9.50'
L70	WEST	8.50'
L71	SOUTH	11.00'
L72	WEST	2.00'
L73	SOUTH	16.00'
L74	EAST	39.00'
L75	EAST	21.00'
L76	NORTH	9.00'
L77	EAST	15.87'
L78	NORTH	10.67'
L79	EAST	1.00'
L80	NORTH	1.33'
L81	EAST	3.00'
L82	NORTH	15.00'
L83	WEST	46.00'
L84	SOUTH	16.00'
L85	EAST	3.00'
L86	SOUTH	9.50'
L87	WEST	3.87'
L88	SOUTH	10.50'
L89	EAST	18.75'
L90	S 45°00'00" W	29.54'
L91	S 45°00'00" E	11.00'
L92	S 45°00'00" W	2.00'
L93	S 45°00'00" E	16.00'
L94	N 45°00'00" E	2.00'
L95	S 45°00'00" E	2.50'
L96	N 45°00'00" E	33.00'
L97	N 45°00'00" W	2.50'
L98	N 45°00'00" E	4.00'
L99	N 45°00'00" W	15.00'
L100	S 45°00'00" W	3.00'
L101	N 45°00'00" W	13.33'
L102	S 45°00'00" W	1.00'
L103	N 45°00'00" W	18.96'
L104	NORTH	7.85'
L105	SOUTH	10.50'
L106	WEST	9.00'
L107	SOUTH	8.50'
L108	WEST	11.00'
L109	SOUTH	2.00'
L110	WEST	15.00'
L111	NORTH	2.00'
L112	WEST	2.50'
L113	NORTH	33.00'
L114	EAST	2.50'
L115	NORTH	4.00'
L116	NORTH	15.00'
L117	SOUTH	3.00'
L118	SOUTH	1.33'
L119	EAST	18.67'
L120	SOUTH	1.00'
L121	EAST	16.33'
L122	SOUTH	2.50'
L123	EAST	9.00'
L124	SOUTH	21.00'
L125	EAST	16.00'
L126	WEST	3.00'
L127	EAST	11.00'
L128	NORTH	3.50'

**PT. LOT 9  
TEMPE ACRES  
BOOK 30, PAGE 81  
M.C.R.**

NUMBER	DIRECTION	DISTANCE
L129	EAST	9.50'
L130	NORTH	21.00'
L131	WEST	9.50'
L132	NORTH	8.50'
L133	EAST	18.67'
L134	NORTH	1.00'
L135	WEST	1.33'
L136	NORTH	3.00'
L137	WEST	15.00'
L138	SOUTH	49.00'
L139	WEST	16.00'
L140	NORTH	2.00'
L141	WEST	11.00'
L142	NORTH	6.50'
L143	WEST	9.00'
L144	EAST	9.00'

NUMBER	DIRECTION	DISTANCE
L145	NORTH	3.50'
L146	NORTH	10.67'
L147	EAST	1.00'
L148	NORTH	1.50'
L149	EAST	1.33'
L150	NORTH	3.00'
L151	EAST	15.00'
L152	SOUTH	39.00'
L153	WEST	3.00'
L154	SOUTH	2.50'
L155	WEST	33.00'
L156	WEST	2.50'
L157	WEST	4.00'
L158	NORTH	15.00'
L159	EAST	3.00'
L160	NORTH	1.33'
L161	EAST	1.00'
L162	NORTH	18.67'

NUMBER	DIRECTION	DISTANCE
L163	EAST	10.50'
L164	NORTH	9.00'
L165	SOUTH	9.00'
L166	EAST	1.50'
L167	SOUTH	11.00'
L168	EAST	3.00'
L169	SOUTH	16.00'
L170	EAST	17.27'
L171	NORTH	16.51'
L172	NORTH	16.51'
L173	WEST	6.25'
L174	WEST	18.00'
L175	WEST	19.00'
L176	NORTH	6.57'
L177	WEST	18.00'
L178	WEST	16.47'
L179	WEST	6.53'
L180	EAST	3.50'

L189	SOUTH	10.17'
L190	EAST	4.49'
L191	S 53°18'56" E	16.52'
L192	S 10°56'24" W	5.01'
L193	WEST	9.49'
L194	SOUTH	9.92'
L195	SOUTH	16.85'
L197	S 45°00'00" E	16.29'
L198	N 45°00'00" E	29.33'
L199	SOUTH	19.36'
L200	EAST	10.00'
L201	EAST	18.00'
L204	EAST	9.99'
L205	NORTH	9.45'
L206	EAST	10.15'
L209	SOUTH	5.50'
L210	EAST	26.99'
L211	NORTH	15.59'
L212	EAST	3.54'
L213	S 73°33'40" E	6.49'
L214	N 00°32'52" E	24.51'
L215	S 74°19'36" W	7.40'
L216	N 10°12'01" W	34.47'
L217	SOUTH	3.54'
L218	N 24°17'18" E	31.44'

NUMBER	DELTA	T	S	L
C1	17°14'06"	13.99	18.89	24.30
C2	103°46'07"	7.65	6.00	10.87
C3	93°59'57"	17.71	34.75	38.75
C4	90°00'00"	16.00	10.00	15.71
C5	60°08'19"	8.27	14.29	15.60
C6	63°09'33"	18.57	20.43	22.55
C7	88°18'01"	5.83	10.09	10.27
C8	107°33'12"	3.36	2.61	4.90
C9	36°41'04"	1.99	6.00	3.84
C10	64°15'20"	6.28	10.00	11.21
C11	79°03'36"	8.25	10.00	13.69
C12	135°10'00"	24.14	16.00	29.35
C13	85°45'39"	7.73	11.08	13.49
C14	29°30'49"	7.80	23.48	15.86
C15	30°34'00"	2.71	9.90	5.28
C16	36°39'58"	7.09	21.44	13.69
C17	90°00'00"	4.00	4.00	6.68
C18	16°26'29"	1.44	10.00	2.87
C19	10°16'13"	21.29	23.80	42.47
C20	36°51'20"	16.74	50.25	32.33

TRACT 'C' CURVE DATA

NUMBER	DELTA	CHORD	TANGENT	RADIUS	LENGTH
C20	57°05'53"	N 28°32'57" W	6.80	12.50	12.46
C22	65°07'37"	N 32°53'46" E	7.96	12.50	14.21
C23	32°53'50"	N 73°33'18" W	14.46	49.00	28.12
C24	69°40'31"	S 59°12'34" W	15.31	22.00	26.75
C25	91°19'04"	S 25°13'10" E	16.34	16.00	25.47

**PT. LOT 11  
TEMPE ACRES  
BOOK 30, PAGE 81  
M.C.R.**

WATERLINE EASEMENT LINE TABLE

NUMBER	DIRECTION	DISTANCE
L191	EAST	14.13'
L192	WEST	7.38'
L193	SOUTH	8.04'
L202	EAST	7.38'
L203	NORTH	17.73'
L204	NORTH	5.57'
L205	NORTH	4.00'
L206	EAST	6.00'
L207	EAST	4.00'
L208	NORTH	44.47'
L209	NORTH	6.84'
L210	WEST	6.00'
L211	NORTH	6.84'
L212	SOUTH	9.21'
L213	SOUTH	5.67'
L214	WEST	6.80'
L215	SOUTH	5.67'
L216	WEST	8.24'
L217	NORTH	48.23'
L218	S 45°00'00" E	26.41'
L219	N 45°00'00" W	16.47'
L240	SOUTH	83.26'

BOOK 542 PAGE 50  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
**2000-0720651**  
09/20/2000 10:44

REVISION	DATE

**ALLEN CONSULTING ENGINEERS, INC.**  
127 W. JUANITA AVE. #212  
MESA, ARIZONA 85210  
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<http://www.Allen-Consulting.com>

**AN AMENDED FINAL PLAT  
FOR  
PARK PLACE ON BROADWAY  
133 E. BROADWAY ROAD**

JOB NUMBER	91319	SHEET	3 OF 3
DRAWING	PLAT1	CHECKED BY	DATE 8-31-00

S:\001\01\041.dwg Thu Aug 31 10:45:2000 8:55