

PARK PREMIERE SOUTH TOWNHOUSES

A SUBDIVISION OF A PART OF THE SW 1/4 NW 1/4 SECTION II, T.1S., R.4E., G.8S.R.B.8.M., MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA } ss
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

THAT ARIZONA TITLE INSURANCE & TRUST COMPANY, AN ARIZONA CORPORATION, AS TRUSTEE, HAS SUBDIVIDED UNDER THE NAME OF "PARK PREMIERE SOUTH TOWNHOUSES" A SUBDIVISION OF PART OF THE SW 1/4 NW 1/4 SEC II, T.1S., R.4E., G.8S.R.B.8.M., MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "PARK PREMIERE SOUTH TOWNHOUSES" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND DIVIDES THE DIVISIONS OF THE LOTS, STREETS, PRIVATE DRIVES & ALLEYS CONSTITUTING SAME AND THAT EACH LOT, STREET & TRACT SHALL BE KNOWN BY THE NUMBER, NAME OR LETTER GIVEN EACH RESPECTIVELY ON SAID PLAT AND THAT ARIZONA TITLE INSURANCE & TRUST COMPANY, AS TRUSTEE, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS & ALLEYS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

THERE IS HEREBY DEDICATED THAT PORTION OF THE PREMISES IDENTIFIED AS TRACT "I" TO THE USES AS SHOWN IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "PARK PREMIERE SOUTH TOWNHOUSES" TO BE HEREAFTER RECORDED. TRACT "I" IS NOT DEDICATED TO THE USE OF THE PUBLIC.

IN WITNESS WHEREOF

ARIZONA TITLE INSURANCE & TRUST COMPANY, AN ARIZONA CORPORATION, AS TRUSTEE, HAS HERETO CAUSED ITS CORPORATE SEAL TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICERS THEREUNTO DULY AUTHORIZED THIS 27 DAY OF August 1972.

ARIZONA TITLE INSURANCE & TRUST COMPANY,
AS TRUSTEE

BY [Signature] ATTEST [Signature]
VICE PRESIDENT ASSISTANT SECRETARY

ENGINEER'S CERTIFICATE

I, [Signature] HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF ARIZONA; THAT THIS MAP, CONSISTING OF ONE SHEET, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JULY 1972; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED 4/17 1972.

ACKNOWLEDGEMENT

STATE OF ARIZONA } ss
COUNTY OF MARICOPA }

ON THIS THE 27 DAY OF August, 1972, BEFORE ME THE UNDERSIGNED OFFICER APPEARED [Signature] WHO ACKNOWLEDGED THEMSELVES TO BE VICE PRESIDENT & ASSISTANT SECRETARY RESPECTIVELY OF ARIZONA TITLE INSURANCE & TRUST COMPANY, AN ARIZONA CORPORATION, AND ACKNOWLEDGED THAT THEY AS SUCH OFFICERS, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE CORPORATION, AS TRUSTEE, BY THEMSELVES AS SUCH OFFICERS.

IN WITNESS WHEREOF

I HERETO SET MY HAND AND OFFICIAL SEAL.

BY [Signature] COUNTY CLERK
BY [Signature] COUNTY COMMISSIONER

APPROVALS

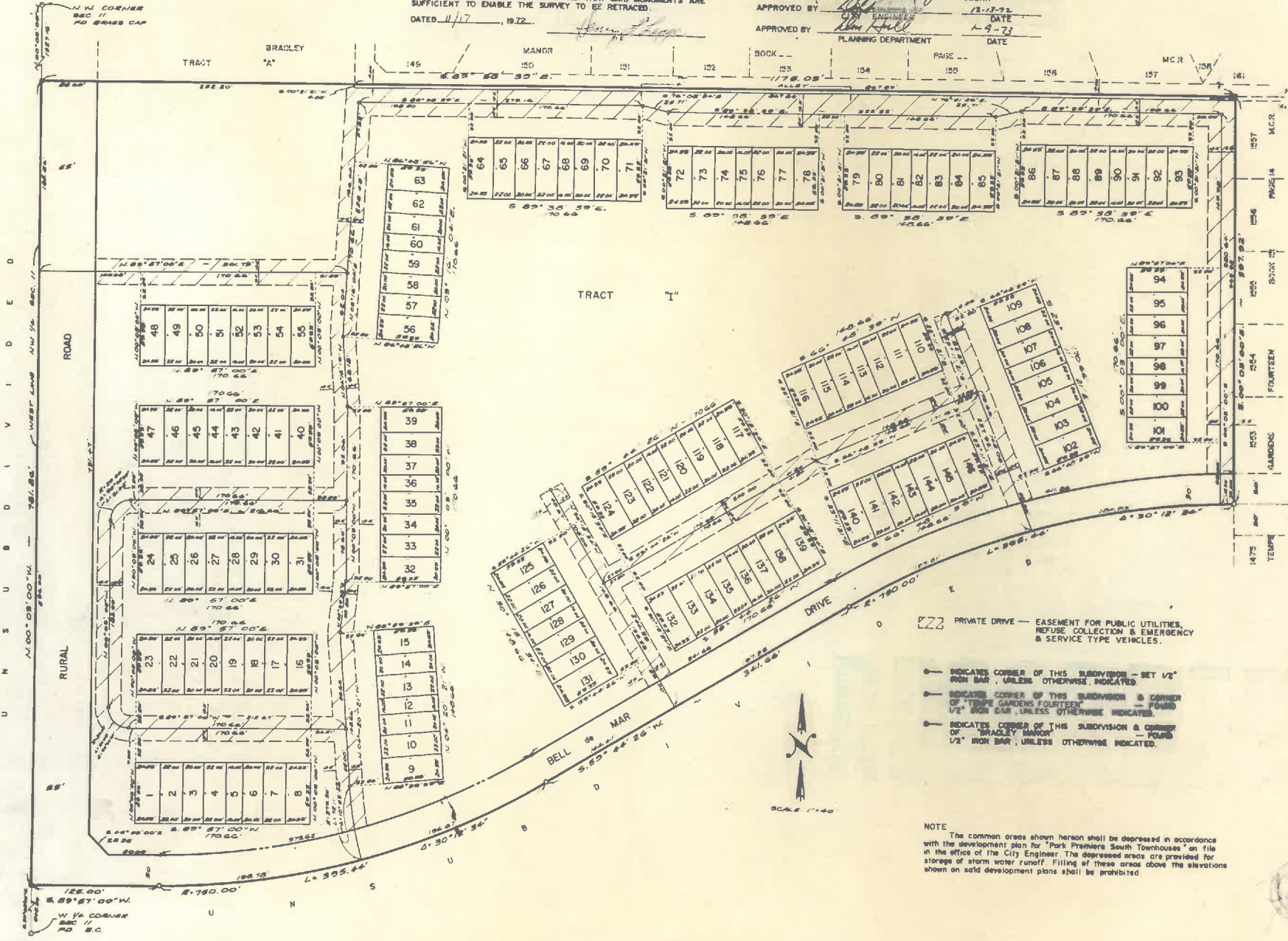
APPROVED BY THE COUNCIL OF THE CITY OF TEMPE ARIZONA, THIS 28 DAY OF SEP, 1972.

BY [Signature] ATTEST [Signature]
CLERK

APPROVED BY [Signature] DATE 12-13-72

APPROVED BY [Signature] DATE 1-9-73

PLANNING DEPARTMENT DATE



PARK PREMIERE SOUTH TOWNHOUSES

A PLANNED RESIDENTIAL DEVELOPMENT OF A PART OF THE SW 1/4 NW 1/4 SECTION 11, T. 15 S., R. 4 E., G. & S. R. B. & M., MARICOPA COUNTY, ARIZONA

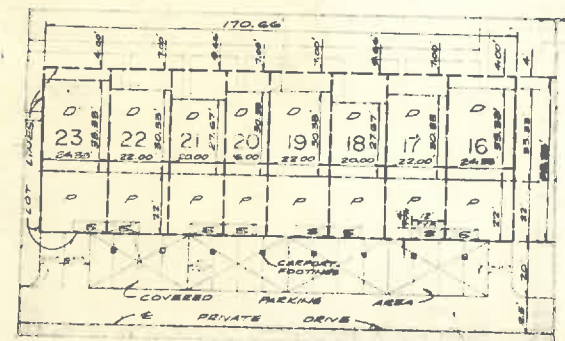
SITE PLAN



STATE OF ARIZONA
 County of Maricopa
 I, _____, County Clerk, do hereby certify that the map or plat hereon is a true and correct copy of the original on file in my office.
 Date: _____
 County Clerk



SUMMARY	
BUILDING	100 UNITS
EXISTING DRIVE	100' x 100'
DENSITY (UNITS/ACRE)	100/1.00
AREA PUBLIC STREETS	10.00 AC.
NET AREA	100.00 AC.
ENCLOSURE STREETS	100.00 SQ. FT.
TOTAL DRIVE COVERAGE	100%
PARKING STALLS PROVIDED	100
PARKING STALLS REQUIRED	100



- INDICATES TWO STORY UNIT
- INDICATES ONE STORY UNIT
- INDICATES REFUSE COLLECTION STATION
- INDICATES COVERED PARKING STALLS

- CONDITIONS OF APPROVAL**
- ALL STORAGE AREAS, MECHANICAL EQUIPMENT, AND REFUSE LOCATIONS TO BE SCREENED FROM PUBLIC VIEW.
 - CITY APPROVAL WILL BE REQUIRED FOR ALL STUCCO OR MORTAR WASH WALLS ON THIS PLAN.
 - A PERMANENT EASEMENT SHALL BE PROVIDED ALONG THE EAST BOUNDARY OF THIS PROPERTY FOR REFUSE PICK UP FOR THE SINGLE FAMILY DEVELOPMENT TO THE EAST.

VARIANCES INCLUDED ARE:

DELETION OF THE MINIMUM AREA REQUIREMENTS PER LOT AND THE REQUIRED SET BACKS OF THIS R-4 MULTI-FAMILY DISTRICT.

- LEGEND**
- D - DWELLING UNIT
 - R - PATIO
 - S - STORAGE