

DECLARATION AND DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) ss

KNOW ALL MEN BY THESE PRESENTS:

THAT RALPH AND ANGIE RINDL 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 HEREON 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 MAINTENANCE AND FOR DRAINAGE PURPOSES

IN WITNESS WHEREOF, RALPH AND ANGIE RINDL AS OWNERS, BEING DULY AUTHORIZED, HAS HEREUNTO LAUNDED THIS INSTRUMENT TO BE EXECUTED THIS 20th DAY OF November, 1998

BY: Ralph Rindl
RALPH RINDL

BY: Angie Rindl
ANGIE RINDL

ACKNOWLEDGEMENTS

STATE OF ARIZONA)
COUNTY OF MARICOPA) ss

ON THIS THE 20th DAY OF December, 1998 BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED RALPH AND ANGIE RINDL WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE VEH IN INSTRUMENT IN THEIR AUTHORIZED CAPACITY AND THAT BY THEIR SIGNATURES IN THE INSTRUMENT THEY OR ENTITY UPON BEHALF OF WHICH THEY EXECUTED SAID INSTRUMENT

WITNESS MY HAND AND OFFICIAL SEAL

BY: Sharon J. Peterson
NOTARY PUBLIC



BOOK 486 PAGE 11

OFFICIAL RECORD OF
MARICOPA COUNTY RECORDER
HELEN PURCELL

98-1058925

11/24/98 09 33

SITE DATA:

LAND USE TABLE

SPONS. AREA	40025 SF
NET LOT AREA	36 947 SF
PAV. LOT AREA	
LOT COVERAGE	14253 SF (38.4%)
EXISTING ZONING	R-4
PROPOSED ZONING	RI-PAD
PROPOSED DENSITY	1 UNIT - 1297 SQU. FT. PER ACRE

PROPOSED ROADWAYS

STREET NAMES	R/W WIDTH	STREET WIDTH	TYPE OF STREET
INTERIOR STREETS	N/A	12 MIN (BUT TO 8 FT)	PRIVATE DRIVEWAY

P.A.D. ZONING

MAXIMUM BUILDING HEIGHT: 35

PROPOSED EXTERIOR SETBACKS	
MINIMUM FRONT SETBACK (B.V.L.)	15
MINIMUM REAR SETBACK (B.V.L.)	7
MINIMUM SIDE SETBACK (B.V.L.)	7

A FINAL PLAT AND FINAL P.A.D. FOR PARK PLACE ON BROADWAY CITY OF TEMPE, ARIZONA

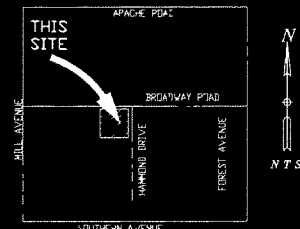
A PORTION OF THE NORTHWEST QUARTER OF SECTION 27,
TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

CONDITIONS OF APPROVAL

1. 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.
 - A. 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
 - B. 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. ALL STREET DEDICATIONS SHALL BE MADE WITHIN SIX (6) MONTHS OF COUNCIL APPROVAL.
3. PUBLIC IMPROVEMENTS MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT. ANY PHASING SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
4. 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 REDEVELOPMENT IN ACCORDANCE WITH ORDINANCE NO. 8885.
5. THE APPROVAL OF LOANS IN A FORM ACCEPTABLE TO THE CITY ATTORNEY AND THE COMMUNITY DEVELOPMENT DIRECTOR MUST TAKE PLACE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THESE LOANS SHOULD PROVIDE THAT A SINGLE ENTITY WILL ULTIMATELY BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING BOTH REQUIRED BY ORDINANCE AND IN THE COMMON AREA ON SITE, ACCORDING TO THE LANDSCAPE PLAN APPROVED BY THE CITY AND THAT SAID PROVISION MAY NOT BE AMENDED WITHOUT PRIOR APPROVAL BY THE CITY ATTORNEY AND THE COMMUNITY DEVELOPMENT DIRECTOR.
6. NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL OF THE CITY OF TEMPE.
7. 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.
8. THIS PLAN SHALL BE RECORDED PRIOR TO THE ISSUANCE OF PERMIT AND SHALL SHOW PROVISIONS TO BE MAINTAINED THROUGHOUT THIS SITE OVER THE DRIVING AISLES, NO CHANGE OR MODIFICATION TO THE DRIVING AISLES WILL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE ENGINEERING DEPARTMENT.
9. THE DEVELOPER SHALL PROVIDE THE CITY WITH SATISFACTORY EVIDENCE OF TROUSERS (ONTO ADJACENT PROPERTY TO THE EAST (HAMMOND DRIVE) PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
10. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS REGARDING ARCHEOLOGICAL ARTIFACTS ON THIS SITE.
11. RECYCLING FACILITIES SHALL BE PROVIDED WITH DETAILS TO BE APPROVED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
12. PLAT AND PAD SHALL BE REVISED AS NEEDED PRIOR TO REVISIONS TO BE REVIEWED WITH STAFF.

UTILITY COMPANIES AND SERVICES

- | | |
|-------------|--------------------------------------|
| WATER | - CITY OF TEMPE |
| SEWER | - CITY OF TEMPE |
| ELECTRIC | - SALT RIVER PROJECT |
| TELEPHONE | - U.S. WEST COMMUNICATIONS |
| CABLE | - SOUTHWEST GAS CORPORATION |
| TELEVISION | - COX 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 |



VICINITY MAP

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

BRASS CAP IN HH AT INTERSECTION OF
BROADWAY ROAD & COLLEGE AVE
ELEVATION=1167.25

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° 45' 42" E

ARCHITECT:

MICHAEL WILSON KELLY
OLIVE TOWNE SQUARE
150 S. ASHA, SUITE 202
TEMPE, ARIZONA 85281
602-829-7667
602-829-0747



OWNER:

RALPH AND ANGIE RINDL
305 WEST 10TH STREET
TEMPE, ARIZONA 85281
602-921-7718



APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF TEMPE
ARIZONA THIS 20th DAY OF February, 1999

BY: Neil G. Anderson 11/13/98
MAYOR DATE

ATTEST: Randy Green 11/13/98
CITY CLERK DATE

BY: Sharon J. Peterson 11/13/98
CITY ENGINEER DATE

BY: Joseph A. Sullivan 11/13/98
DEVELOPMENT SERVICES DIRECTOR DATE

LEGAL DESCRIPTION

PARCEL NO. 10

THE NORTH 400 FEET OF LOT 10 AND THE WEST 94 FEET OF
THE NORTH 400 FEET OF LOT 11 TEMPE ACRES A SUBDIVISION
RECORDED TO BOOK 40 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. 20

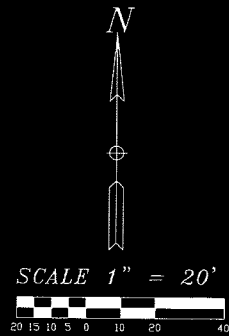
THE WEST 97 FEET OF THE NORTH 400 FEET OF LOT 10 TEMPE
ACRES A SUBDIVISION RECORDED TO BOOK 40 OF MAPS, PAGE 21
RECORDS OF MARICOPA COUNTY, ARIZONA

EXCEPT THE NORTH 21 FEET THEREOF

PROVISIONS	DATE
1	
2	
3	
4	

	ALLEN CONSULTING ENGINEERS, INC.	127 W. JUANITA AVE #212 MESA, ARIZONA 85210 PHONE (602) 844-1666 FAX (602) 464-5711
	PARK PLACE ON BROADWAY 133 E BROADWAY ROAD TEMPE, ARIZONA COVER SHEET	
JOB NUMBER	91319	SHEET 1 OF 3
DRAWING	COVER	
DRAFTSMAN	CHECKED BY	DATE 12-13-97

A FINAL PLANNED AREA DEVELOPMENT FOR PARK PLACE ON BROADWAY CITY OF TEMPE, ARIZONA



BOOK 486 PAGE 11
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
98-1058925
11/24/98 09:33

COLLEGE AVE

END BRASSCAP
IN HANDHOLE

MILL AVE.

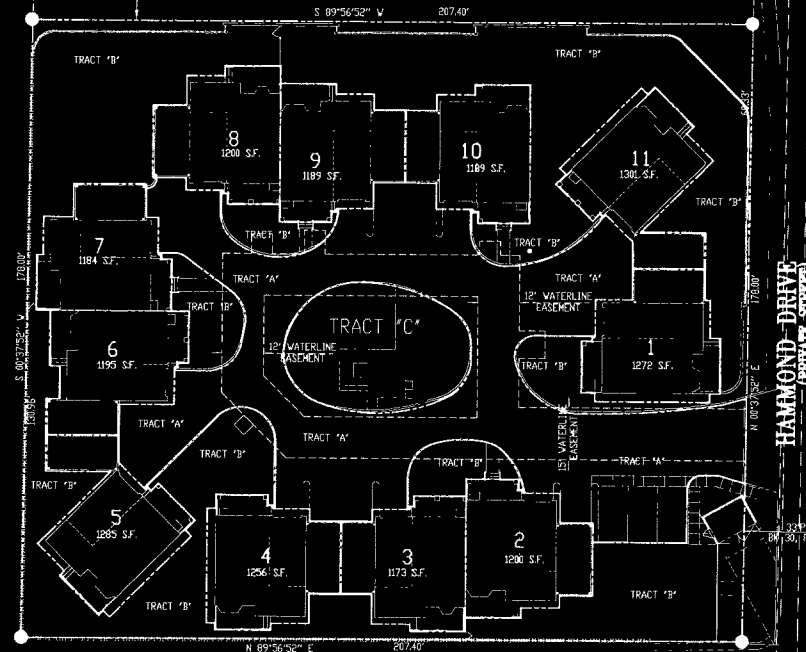
BROADWAY ROAD

B.C. IN HH.
N 1/4 COR. SEC. 27
T 1 N. R. 4 E.

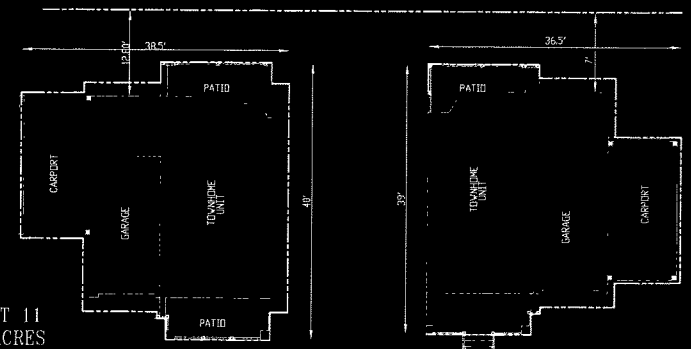
SITE DATA:

PROJECT DESCRIPTION: 11 TOWNHOUSE UNITS
SUBMITTED BY: MICHAEL WILSON KELLY ARCHITECT
ELITE TOWN SQUARE
160 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 49,025 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 81
M.C.R.



PT. LOT 10
TEMPE ACRES
BOOK 30, PAGE 81
M.C.R.

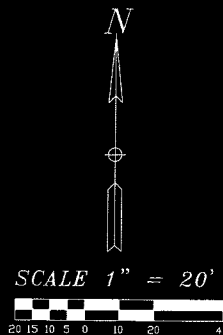



PT. LOT 11
TEMPE ACRES
BOOK 30, PAGE 81
M.C.R.

LOT 1 CONFIGURATION
LOT 7 CONFIGURATION
ALL MODELS #1 AND #7 TYP
SCALE: 1" = 10'

PAD ZONING

MAXIMUM BUILDING HEIGHT: 35'
PROPOSED EXTERIOR SETBACKS:
MINIMUM FRONT SETBACK (B.S.L.) 15'
MINIMUM REAR SETBACK (B.S.L.) 7'
MINIMUM SIDE SETBACK (B.S.L.) 7'



	A L L E N	127 W. JUANITA AVE. #212		
	C O N S U L T I N G E N G I N E E R S , I N C .	MESA, ARIZONA 85210 PHONE (602) 844-1886 FAX (602) 464-5711		
A FINAL PLANNED AREA DEVELOPMENT FOR PARK PLACE ON BROADWAY 133 E. BROADWAY ROAD TEMPE, ARIZONA				
JOB NUMBER	91319	SHEET	3	OF 3
DRAWING	PADI			
DRAFTSMAN		CHECKED BY		DATE 12-13-97