

2ND AMENDED FINAL P.A.D.

FOR

PARKE TEMPE

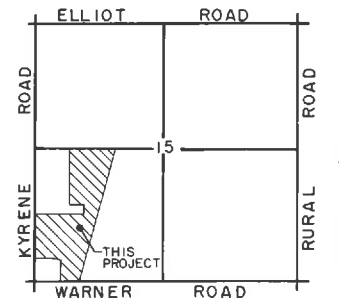
A PORTION OF THE S.W. 1/4 OF SECTION 15,
T. 1 S., R. 4 E., S. R. B. & M.,
MARICOPA COUNTY, ARIZONA.

APPROVAL
Approved by the Mayor & City Council of the City of Tempe on this
40th day of July, 1995.

By: Neil Y. Scialano Mayor Attest: Arlene R. Fowler City Clerk

APPROVED BY: [Signature] CITY ENGINEER DATE: 9-1-95

APPROVAL
Approved By: [Signature] Community Development Director DATE: 9-1-95

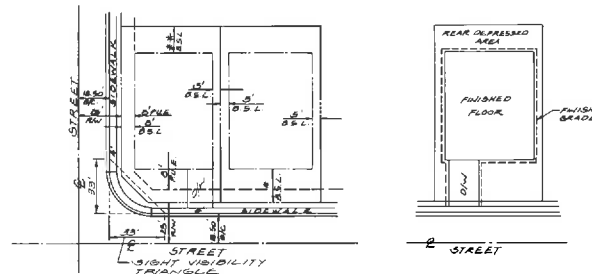


VICINITY MAP

CLOUSE ENGINEERING, INC.
ENGINEERS SURVEYORS
PHOENIX ARIZONA

CERTIFICATION

This is to certify that the survey and subdivision of the premises described and platted herein were made under my direction during the month of April, 1994, and that the plat is correct and accurate, and that the monuments shown actually exist or will be set as shown. That their positions are correct and that said monuments are sufficient to enable the survey to be retraced.



TYP. BLDG. SETBACK LIMITS

* FRONT B.S.L. SHALL BE 20' FOR LOTS 1-15 AND 18' FOR LOTS 16-180.
** REAR B.S.L. SHALL BE 15' FOR LOTS 1 TO 15 AND 10' FOR LOTS 16-180.

TYP. LOT STORM WATER RETENTION AREA

LOTS 1 THRU 17 ARE TO BE GRADED TO RETAIN STORM WATER IN ACCORDANCE WITH ORDINANCE 879.1

VARIANCE

To allow the driveway to encroach into 30' x 30' corner cutoff up to a maximum of 8' for corner lots #84, 85, 118, 119, 121, 147, 148 and 180.

Variances Previously Approved:

- Reduce the required minimum front yard setback from 25' to 18' (for lots #76 - 180) and from 25' to 20' (for lots #1 - 75).
- Reduce the required minimum side yard setback from 7' to 5'.
- Reduce the required minimum rear yard setback from 15' to 10' for lots #76 - 180.
- Reduce the required minimum lot width from 60' to 45' for lots #76 - 180.
- Reduce the required minimum lot depth from 60' to 45' for lots #76 - 180.
- Increase the maximum allowed lot coverage from 40% to 50% for lots #76 - 180.
- Reduce the required minimum on-site driveway from 20' to 12' for lots #76 - 180.
- Increase maximum allowed lot coverage from 40% to 50% for lots #1 - 75.

CONDITIONS OF APPROVAL

- All previous applicable conditions of approval shall be adhered to.
- The Second Amended Final PAD Map shall be recorded by the Maricopa County Recorder prior to issuance of any construction permits for lots effected by the driveway encroachment.

NOTES AND LEGEND

Indicates a corner of this subdivision. Set 5/8" rebar unless noted otherwise.

P.U.E. Indicates public utility easement, unless noted otherwise.

V.N.A.E. Indicates vehicular non-access easement.

Construction within public utility easements shall be limited to utilities, and wood, wire or removable section type fencing.

This subdivision is located within the City of Tempe water service area and has been designated as having an assured water supply.

That all utilities, including street light and electric lines up to and including 12.5 K.V. installed with this development, shall be placed underground as conditioned upon a permit issued by the City Engineer.

The owners of Tracts "A" thru "E" identified as drainage easements on this plat, are responsible for the perpetual maintenance of said tracts in accordance with standards established by the Tempe City Engineer pursuant to Ordinance No. 8191.

No buildings or structures of any sort may be constructed within said Tracts "A" thru "E", which may impede the flow of water within said tracts.

Public utility easements are subordinate to the drainage easement.

An Ordinance 1361 Waiver has been granted to delete alleys.

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OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL

95-0549840

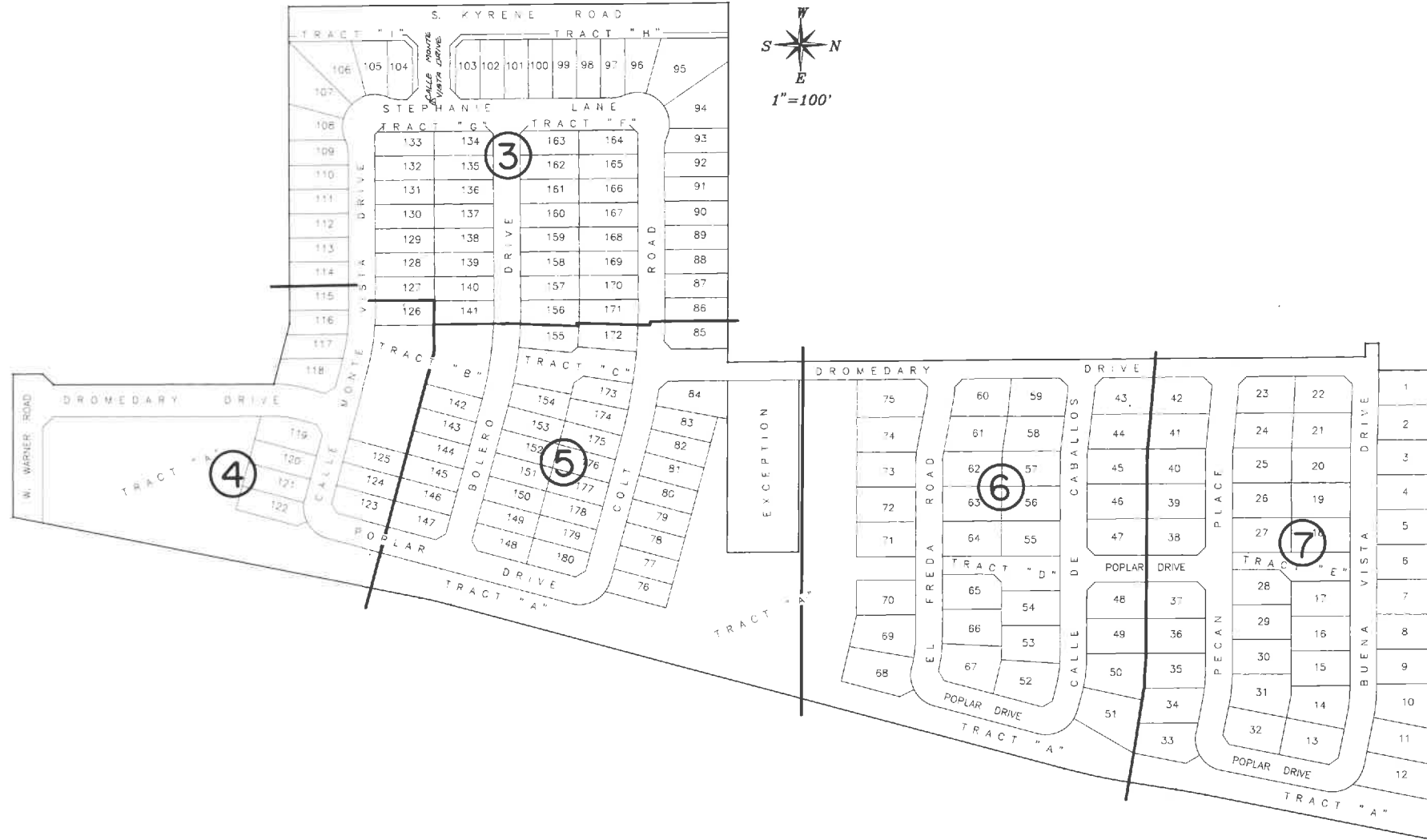
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DEVELOPER
Sued Homes
4040 E Camelback Road
Phoenix, Arizona 85018

ENGINEER
Clouse Engineering, Inc.
3815 North 32nd Street
Phoenix, Arizona 85018
Phone: 955-4690

JOB NO. 930704
SHEET 1 OF 7

AMENDED ^{2ND} FINAL P.A.D.
FOR
PARKE TEMPE



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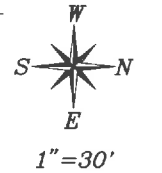
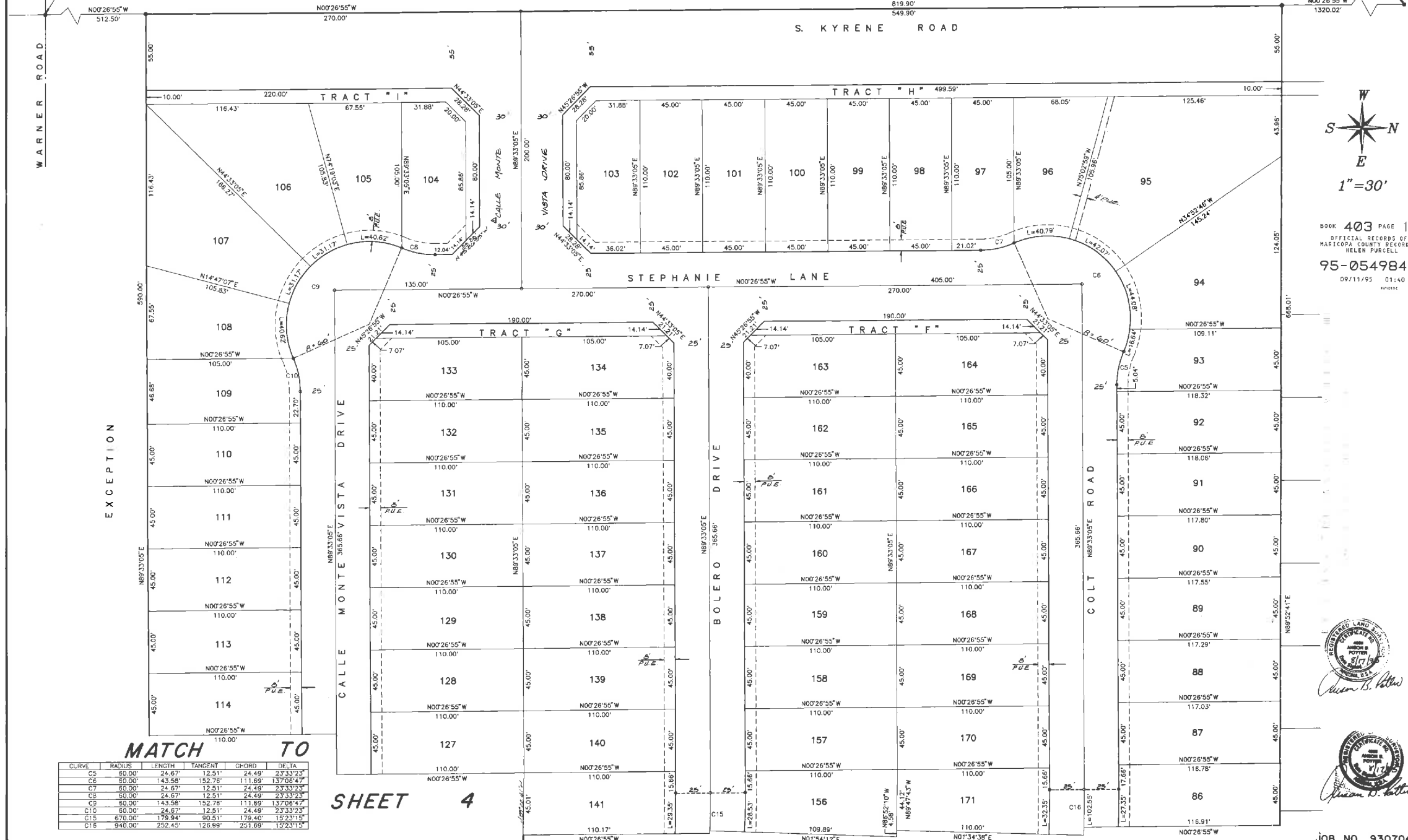


Δ CERTIFICATE OF CORRECTIONS DOC. NO. 44-0790039 DATED 11-07-94.

2ND AMENDED FOR FINAL P.A.D. PARKE TEMPE

SW CORNER SECTION 15, FOUND BRASS CAP IN HANDSICLE

W 1/4 CORNER SECTION 15, FOUND BRASS CAP IN HANDSICLE



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EXCEPTION

MATCH TO SHEET 4

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C5	50.00'	24.67'	12.51'	24.49'	23°33'23"
C6	50.00'	143.58'	152.76'	111.69'	137°06'47"
C7	50.00'	24.67'	12.51'	24.49'	23°33'23"
C8	50.00'	24.67'	12.51'	24.49'	23°33'23"
C9	50.00'	143.58'	152.76'	111.69'	137°06'47"
C10	50.00'	24.67'	12.51'	24.49'	23°33'23"
C15	670.00'	179.94'	90.51'	179.40'	15°23'15"
C16	940.00'	252.45'	126.98'	251.69'	15°23'15"

SHEET 4

CERTIFICATE OF CORRECTIONS DOC. NO. 95-0790059 DATED 11-07-96

MATCH TO SHEET

SHEET 5

MATCH TO SHEET

SHEET 5

JOB NO. 930704 SHEET 3 OF 7

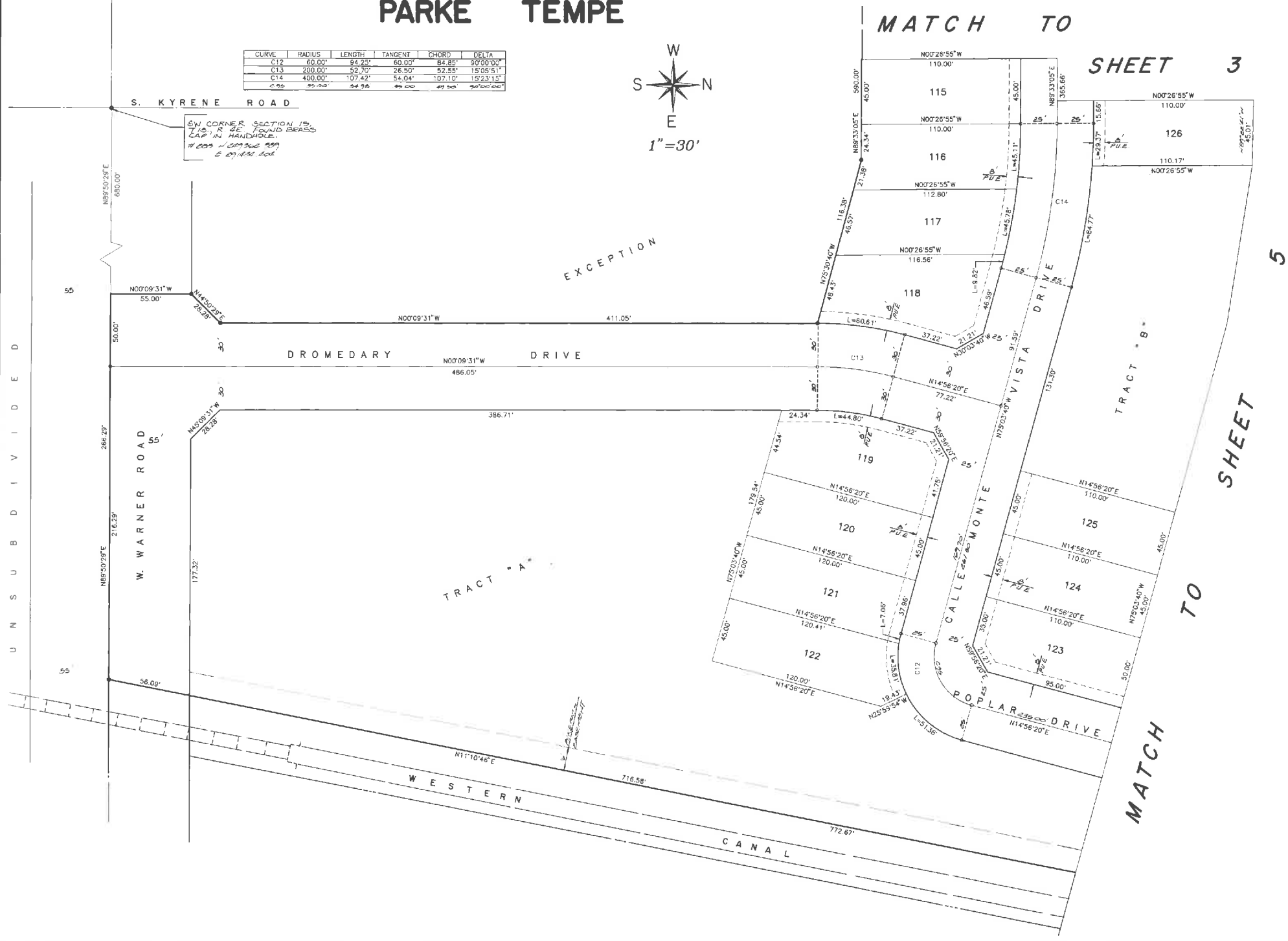


AMENDED 2ND FINAL P.A.D.
FOR
PARKE TEMPE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C12	60.00'	94.25'	60.00'	84.85'	90°00'00"
C13	200.00'	52.70'	26.50'	52.55'	15°05'51"
C14	400.00'	107.42'	54.04'	107.10'	15°23'13"



SW CORNER SECTION 15,
T15S R 36E, FOUND BRASS
CAP IN HANDHOLE
203 - 109960 259
E 07/15/1992



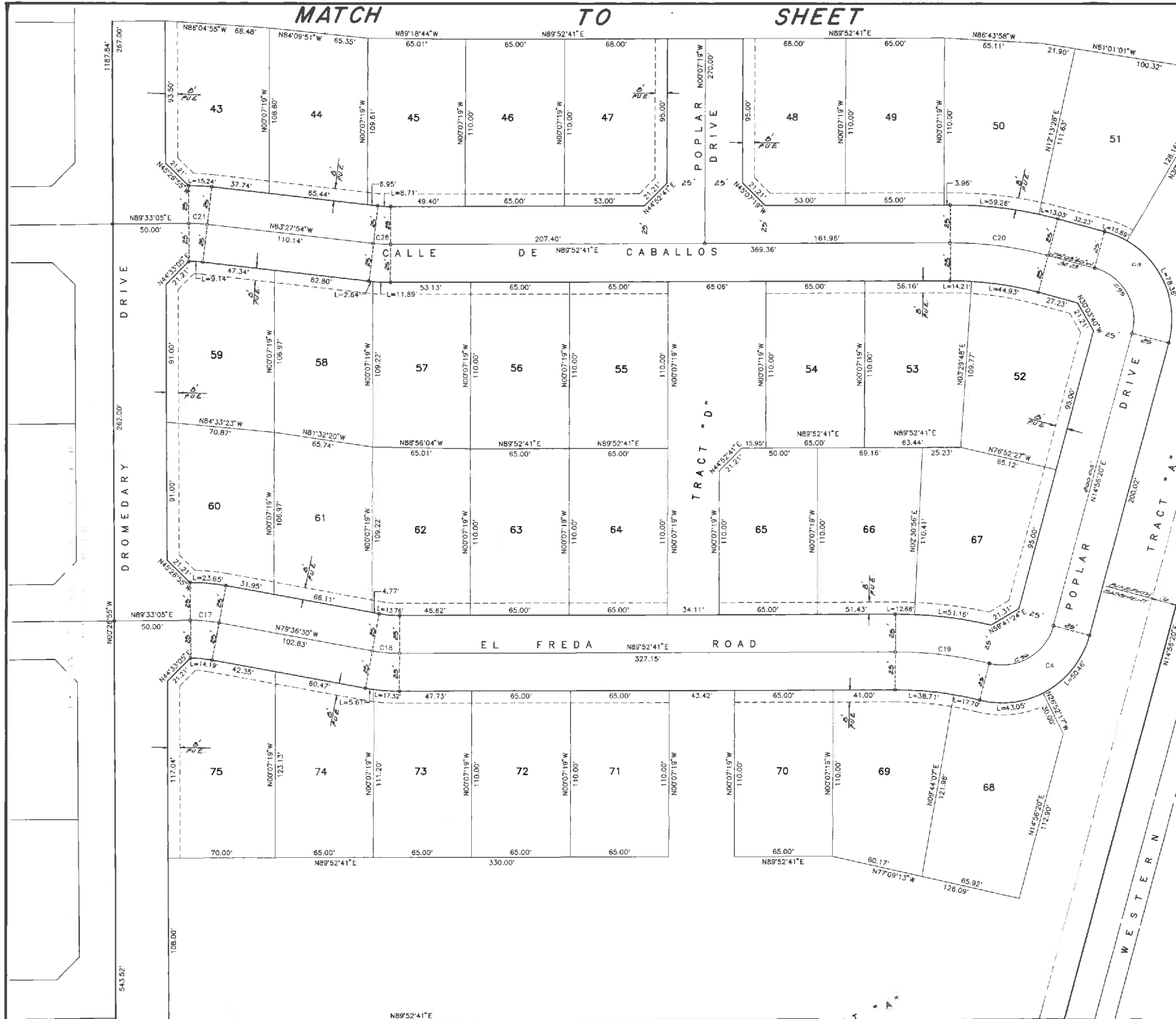
MATCH TO SHEET 3

MATCH TO SHEET 5

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MATCH TO SHEET



Δ = 05°57'21"
 R = 1183.43'
 T = 61.56'
 L = 123.02'



SCALE: 1" = 30'

2ND AMENDED FOR FINAL P.A.D.
PARKE FOR TEMPE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C3	60.00'	94.25'	60.00'	84.85'	90°00'00"
C4	60.00'	93.52'	59.27'	84.34'	89°18'12"
C17	100.00'	18.92'	9.43'	18.89'	105°02'25"
C18	100.00'	18.35'	9.20'	18.32'	103°03'48"
C19	250.00'	60.60'	31.90'	60.50'	18°21'50"
C20	250.00'	65.72'	33.05'	65.53'	15°03'39"
C21	100.00'	12.19'	6.10'	12.18'	06°59'01"
C28	100.00'	11.92'	5.82'	11.81'	06°59'23"
C29	250.00'	64.70'	32.00'	64.50'	10°00'00"
C30	250.00'	64.54'	31.58'	64.34'	09°18'12"

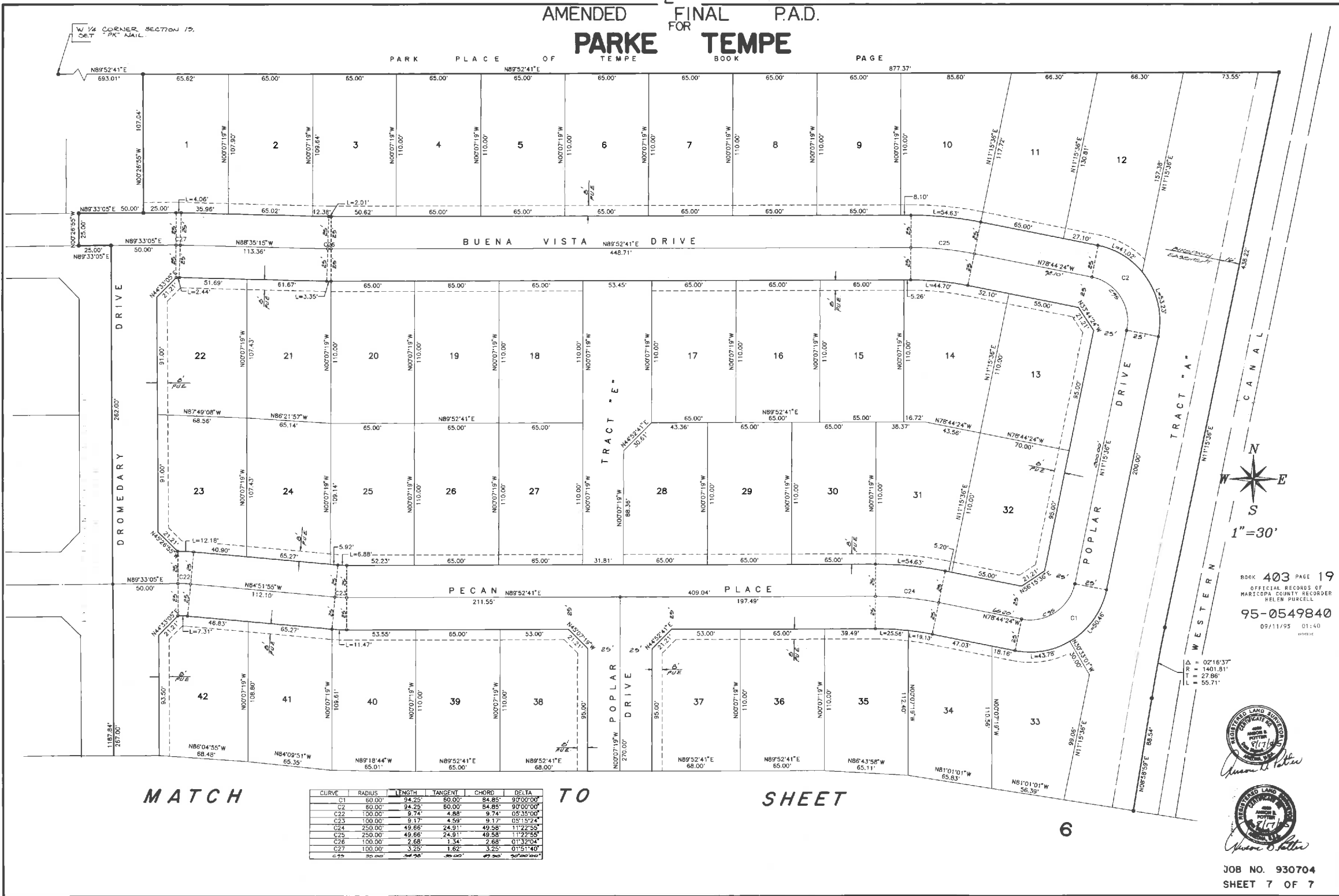
REGISTERED LAND SURVEYOR
 ANDREW D. TATLER
 8117 S. ...
 PHOENIX, AZ



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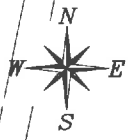
PARK PLACE OF TEMPE BOOK PAGE



MATCH

TO SHEET

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	60.00'	94.25'	60.00'	84.85'	97.00°00'
C2	60.00'	94.25'	60.00'	84.85'	97.00°00'
C22	100.00'	9.74'	4.88'	8.74'	08.35°00'
C23	100.00'	9.17'	4.59'	9.17'	05.15°24'
C24	250.00'	49.66'	24.91'	49.58'	11.22°58'
C25	250.00'	49.66'	24.91'	49.58'	11.22°58'
C26	100.00'	7.68'	1.34'	7.68'	01.32°04'
C27	100.00'	3.25'	1.62'	3.25'	01.51°40'
C28	80.00'	3.96'	1.98'	3.96'	02.00°00'



1"=30'

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JOB NO. 930704
SHEET 7 OF 7