

3rd AMENDED GENERAL AND FINAL PLAN OF DEVELOPMENT FOR PECAN GROVE VILLAGE

A PORTION OF THE NORTHEAST QUARTER, SECTION 21, TOWNSHIP 1 SOUTH, RANGE 4 EAST, GILA AND SALT RIVER BASE MERIDIAN, MARICOPA COUNTY ARIZONA

BOOK 594 PAGE 43
OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER HELEN PURCELL
2002 - 0593583

PROJECT SUMMARY:

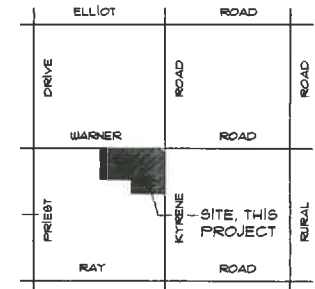
LEGAL DESCRIPTION

THAT PART OF LOT 42, OF WARNER ROAD BUSINESS PARK UNIT III, ACCORDING TO BOOK 330 OF MAPS, PAGE 30, A RE-SUBDIVISION OF WARNER ROAD BUSINESS PARK, ACCORDING TO BOOK 318 OF MAPS, PAGE 37, RECORDS OF MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:
LOT 1, 2, 3 AND PART OF LOT 4 AND PART OF TRACT "A" OF WARNER ROAD BUSINESS PARK ACCORDING TO BOOK 318 OF MAPS, PAGE 37, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERN MOST NORTHEAST CORNER OF SAID TRACT "A" OF WARNER ROAD BUSINESS PARK, BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF KYRENE ROAD;
THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 195.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH ALONG THE EAST LINE OF SAID TRACT "A" A DISTANCE OF 510.00 FEET;
THENCE NORTH 89° 59' 17" WEST A DISTANCE OF 446.99 FEET;
THENCE NORTH 44° 59' 17" WEST A DISTANCE OF 120.21 FEET;
THENCE NORTH 89° 59' 17" WEST A DISTANCE OF 856.09 FEET TO A POINT ON THE WEST LINE OF SAID LOT 4, BEING A CIRCULAR CURVE CONCAVE WESTERLY, WHOSE RADIUS BEARS NORTH 80° 44' 11" WEST 1230.00 FEET;
THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 94° 15' 0" A DISTANCE OF 198.61 FEET;
THENCE NORTH 00° 00' 43" EAST ALONG THE WEST LINE OF SAID LOTS 3, 2 AND 1 A DISTANCE OF 432.25 FEET;
THENCE NORTH 45° 00' 43" EAST A DISTANCE OF 28.28 FEET;
THENCE SOUTH 89° 59' 17" EAST ALONG THE NORTH LINE OF LOT 1 AND TRACT "A" A DISTANCE OF 826.93 FEET;
THENCE SOUTH A DISTANCE OF 225.00 FEET;
THENCE SOUTH 89° 59' 17" EAST A DISTANCE OF 225.00 FEET TO THE TRUE POINT OF BEGINNING.

SITE SPECIFIC:

LOTS 1, 2, 3, AND PART OF LOT 4 AND PART OF TRACT "A" OF WARNER ROAD BUSINESS PARK AS RECORDED IN BOOK 318 OF MAPS, PAGE 37, MARICOPA COUNTY RECORDER, ARIZONA.



VICINITY MAP



NO SCALE

PECAN GROVE VILLAGE

S.W.C. KYRENE & WARNER RD.
TEMPE, ARIZONA

REVISIONS:	
1	3/12/02 CITY

TITLE: COVER SHEET

JOB NO. 0127

DATE: 12 / 5 / 01

SHEET NO. (1 OF 3)

CONDITIONS OF APPROVAL:

•SGF - 94.06

- PUBLIC WORKS DEPARTMENT APPROVAL OF ALL ROADWAY, ALLEY AND UTILITY EASEMENT DECISIONS, DRIVEWAYS, STORM WATER RETENTION AND STREET DRAINAGE PLANS, WATER AND SEWER CONSTRUCTION DRAWINGS, REFUSE PICKUP, AND OFF-SITE IMPROVEMENTS.
- OFF-SITE IMPROVEMENTS TO BRING ROADWAYS TO CURRENT STANDARDS INCLUDE:
 - WATER LINES AND FIRE HYDRANTS
 - SEWER LINES
 - STORM DRAINS
 - ROADWAY IMPROVEMENTS INCLUDING STREET LIGHTS, CURB, GUTTER, BIKE PATH, SIDEWALK, BUS SHELTER AND RELATED AMENITIES.
- FEES TO BE PAID WITH THE DEVELOPMENT OF THIS PROJECT INCLUDE:
 - WATER AND SEWER DEVELOPMENT FEES.
 - WATER AND/OR SEWER PARTICIPATION CHARGES.
 - INSPECTION AND TESTING FEES.
- ALL STREET DEDICATIONS SHALL BE MADE WITHIN SIX (6) MONTHS OF COUNCIL APPROVAL. PUBLIC IMPROVEMENTS MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS. ANY PHASING SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- 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.
- NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT PRIOR APPROVAL OF THE CITY OF TEMPE.
- THIS PLAN SHALL BE RECORDED PRIOR TO ISSUANCE OF PERMITS, AND SHALL REFLECT CROSS ACCESS TO BE MAINTAINED THROUGHOUT THIS SITE OVER THE DRIVING ASILES. NO CHANGES MODIFICATIONS TO THE DRIVING ASILES WILL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE ENGINEERING DEPARTMENT.
- THE DEVELOPER SHALL PROVIDE THE CITY WITH SATISFACTORY EVIDENCE OF CROSS ACCESS, AND OF THE NECESSARY AFFIDAVITS DEDICATING PARKING, BETWEEN ALL PARCELS SHOWN ON THIS PLAN PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- ALL PAD BUILDINGS SHALL REFLECT 8' OF LANDSCAPING EXCLUSIVE OF SIDEWALKS AROUND THE BUILDINGS.
- HOME DEPOT SHALL AT ALL TIMES ADVISE THE ZONING ADMINISTRATOR OF THE IDENTITY OF THE LOCAL PERSON(S) WHO ARE RESPONSIBLE FOR SEEING THAT HOME DEPOT COMPLIES WITH OR CONDITION #19. FAILURE ON HOME DEPOT'S PART TO DO SO WILL REQUIRE THAT IT RETURN TO THE CITY COUNCIL FOR A PUBLIC HEARING ON THE MATTER.
- SIDEWALK IN FRONT OF THE HOME DEPOT TO REMAIN AT EXISTING WIDTH, AND CLEARLY DESIGNATE A 6' STRIP ALONG THE DRIVING ASILE FOR PEDESTRIAN USE ONLY.

#SGF - 94.58

- ALL PREVIOUS COUNCIL CONDITIONS OF APPROVAL SHALL BE ADHERED TO.
- PLAN TO BE REVISED PRIOR TO RECORDECTION TO REFLECT A "LOADING ZONE" RATHER THAN PARKING SPACES SOUTH OF THE NEW BAY DOOR.

VARIANCES: SGF-94.06 / SGF-94.58

- REDUCE THE MINIMUM REQUIRED STREET SIDE YARD SETBACK FROM 60' TO 30' FOR A HOME DEPOT EXPANSION.
- REDUCE THE MIN. REQUIRED REAR YARD SETBACK FROM 60' TO 32' FOR PAD #2, TO 27' FOR PAD #1 AND TO 11' ON THE SOUTH SIDE OF HOME DEPOT.
- REDUCE THE MINIMUM REQUIRED SIDE YARD SETBACK FROM 80' TO 20' FOR PAD #1, TO 41' FOR PAD #3 AND TO 0' AT THE SOUTHWEST CORNER OF HOME DEPOT.
- REDUCE THE MINIMUM REQUIRED FRONT YARD SETBACK FROM 60' TO 42' FOR PAD #3.
- INCREASE THE MAXIMUM ALLOWED LOT COVERAGE FROM 25% TO 33% FOR PARCEL "A" (HOME DEPOT) AND TO 28% FOR PARCEL "C" (SHOPS, PADS 2 & 3).

SGF - 94.58

- REDUCE THE MINIMUM REQUIRED LANDSCAPE SETBACK FOR A PORTION OF THE FRONTAGE ALONG MCKENY DRIVE FROM 25' TO 17.5'.
- WAVE A PORTION OF THE 6" MASONRY WALL REQUIRED TO SCREEN A BAY DOOR THAT IS FACING A PUBLIC STREET ON THE WEST SIDE OF THE HOME DEPOT.

APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS 7th DAY OF Feb. 2002

BY: *Neil Sullivan* DATE: 2/1/02
MAYOR

ATTEST: *Neil Sullivan* DATE: 2/5/02
CITY CLERK

BY: *Neil Sullivan* DATE: 6-6-02
CITY ENGINEER

BY: *Neil Sullivan* DATE: 6-6-02
DEVELOPMENT SERVICES

I CERTIFY THAT THE LEGAL DESCRIPTIONS FOR PARCEL A SHOWN HEREON "CLOSE" MATHEMATICALLY AND THAT THE SITE SHOWN ON SHEET 2 OF 3 FALLS ENTIRELY WITHIN THE PROPERTY DESCRIBED AS PARCEL A.

MARK E. ABEL, ARCHITECT



CONDITIONS OF APPROVAL:

•SGF - 2002.07

- THE PUBLIC WORKS DEPARTMENT SHALL APPROVE ALL ROADWAY, ALLEY AND UTILITY EASEMENT DECISIONS, DRIVEWAYS, STORM WATER RETENTION AND STREET DRAINAGE PLANS, WATER AND SEWER CONSTRUCTION DRAWINGS, REFUSE PICKUP, AND OFF-SITE IMPROVEMENTS.
- OFF-SITE IMPROVEMENTS TO BRING ROADWAYS TO CURRENT STANDARDS INCLUDE:
 - WATER LINES AND FIRE HYDRANTS
 - SEWER LINES
 - STORM DRAINS
 - ROADWAY IMPROVEMENTS INCLUDING STREET LIGHTS, CURB, GUTTER, BIKE PATH, SIDEWALK, BUS SHELTER AND RELATED AMENITIES.
- FEES TO BE PAID WITH THE DEVELOPMENT OF THIS PROJECT INCLUDE:
 - WATER AND SEWER DEVELOPMENT FEES.
 - WATER AND/OR SEWER PARTICIPATION CHARGES.
 - INSPECTION AND TESTING FEES.
- ALL APPLICABLE OFF-SITE PLANS SHALL BE APPROVED PRIOR TO RECORDECTION OF FINAL SUBDIVISION PLAN.
- ALL STREET DEDICATIONS SHALL BE MADE WITHIN SIX (6) MONTHS OF COUNCIL APPROVAL. PUBLIC IMPROVEMENTS MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS. ANY PHASING SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- 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 THE ISSUANCE OF AN OCCUPANCY PERMIT FOR THIS (RE)DEVELOPMENT IN ACCORDANCE WITH THE CODE OF THE CITY OF TEMPE - SECTION 25.120.
- SHOULD THE PROPERTY BE SUBDIVIDED, THE APPLICANT/OWNER SHALL PROVIDE A CONTINUING CARE CONDITION, COVENANT AND RESTRICTION FOR ALL OF THE PROJECT'S LANDSCAPING, REQUIRED BY ORDINANCE OR LOCATED IN ANY COMMON AREA ON SITE. THE CC&R'S SHALL BE IN A FORM SATISFACTORY TO THE DEVELOPMENT SERVICES MANAGER AND CITY ATTORNEY.
- NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL OF THE CITY OF TEMPE.
- THE GENERAL PLAN OF DEVELOPMENT FOR PECAN GROVE VILLAGE AND THE FINAL PLAN OF DEVELOPMENT FOR WENDY'S RESTAURANT SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE THROUGH THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT ON OR BEFORE FEBRUARY 7, 2003.
- THIS PLAN MUST BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE PRIOR TO THE ISSUANCE OF PERMITS AND SHALL SHOW CROSS ACCESS TO BE MAINTAINED THROUGHOUT THIS SITE OVER THE DRIVING ASILES. NO CHANGES OR MODIFICATIONS TO THE DRIVING ASILES WILL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE ENGINEERING DEPARTMENT.
- THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS REGARDING ARCHEOLOGICAL ARTIFACTS ON THIS SITE.
- ANY INTENSIFICATION OF EXPANSION OF THE USE SHALL REQUIRE THE APPLICANT TO RETURN TO THE CITY COUNCIL FOR FURTHER REVIEW.
- THE APPLICANT SHALL RESOLVE ALL LIGHTING AND SECURITY DETAILS WITH THE PLANNING AND CRIME PREVENTION STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- THIS PROPOSAL SHALL BE APPROVED BY THE DESIGN REVIEW BOARD PRIOR TO CITY COUNCIL APPROVAL.

CERTIFICATION OF OWNERS:

Darryl Wong
DARRYL WONG, IS MANAGER
PECAN GROVE FESTIVAL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
STATE OF CALIFORNIA
SS
COUNTY OF LOS ANGELES

ON MAY 15th, 2002, BEFORE ME, RHACORA S. BRILL, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DARRYL WONG, PERSONALLY KNOWN TO ME (OR PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

Dorann S. Brill
NOTARY PUBLIC IN AND FOR SAID STATE

CERTIFICATION OF OWNERS:

HOME DEPOT U.S.A., INC. A DELAWARE CORPORATION
BY: *Daniel R. Hatch*
NAME: Daniel R. Hatch
TITLE: Senior Corporate Counsel
STATE OF California
COUNTY OF Orange
SS

ON MAY 26, 2002, BEFORE ME, Paula Mackay, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Daniel R. Hatch, PERSONALLY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT HIS SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

Paula Mackay
NOTARY PUBLIC IN AND FOR SAID STATE

PARKING SUMMARY:

LOT 1	AREA S.F.	CALCULATION	SPACES
RETAIL:			
MAJOR HOME DEPOT	102,220	50,000 / 250 =	200.0
		50,000 / 275 =	181.8
		2,220 / 300 =	7.4
GARDEN CENTER, OUTDOOR	22,263	22,263 / 500 =	44.5
TOTAL SPACES REQUIRED (LOT 1):			433.7
TOTAL SPACES PROVIDED (LOT 1):			767

LOT 2	AREA S.F.	CALCULATION	SPACES
RESTAURANT:			
WENDY'S	3,027	3,027 / 75 =	40.4
TOTAL SPACES REQUIRED (LOT 2):			40.4
TOTAL SPACES PROVIDED (LOT 2):			36

LOT 3	AREA S.F.	CALCULATION	SPACES
SHOPS "A"			
RETAIL:			
V.I.P. EXEC. CLOTHIER	1,307		
JENNY CRAG	1,307		
AMAZING GRACE BOOKSTORE	6,463		
SUBTOTAL AREA RETAIL:	9,077	9,077 / 250 =	36.3
OFFICE:			
AMERICAN FAMILY INSURANCE	1,007	1,007 / 250 =	4.0
RESTAURANT:			
DOMINOS PIZZA	1,659	1,659 / 75 =	20.8
TOTAL AREA SHOPS "A"	11,643		
TOTAL SPACES REQUIRED:			61.1

SHOPS "B"			
RETAIL:			
VACANT	975		
VACANT	1,300		
VACANT	1,300		
VACANT	2,600		
QUALITY NAILS	1,300		
RED WING SHOES	1,300		
ENTENMANS	2,610		
RADIO SHACK	2,210		
LA PANACHE SALON	1,300		
SUBTOTAL AREA RETAIL:	14,855	14,855 / 250 =	59.4
OFFICE:			
CBS SUCCESS REALTY	4,125		
STATE FARM INSURANCE	1,300		
SUBTOTAL AREA OFFICE:	5,425	5,425 / 250 =	21.7
MEDICAL:			
PREFERRED CHIROPRACTIC	1,845		
PECAN GROVE VETERINARY	1,300		
SUBTOTAL AREA MEDICAL:	3,145	3,145 / 150 =	21.0
RESTAURANT:			
CAPSTRANO'S DELI	1,300		
CHINA GOURMET	1,300		
SUBTOTAL AREA RESTAURANT:	2,600	2,600 / 75 =	34.7
TOTAL AREA SHOPS "B"	26,025		
TOTAL SPACES REQUIRED:			136.8

SHOPS "C"			
RETAIL:			
MAJOR	25,387	25,387 / 250 =	101.5
TOTAL AREA SHOPS "C"	25,387		
TOTAL SPACES REQUIRED:			101.5
SHOPS "D"			
MEDICAL:			
F.I.C. ANALYSIS (PAD 2)	4,500	4,500 / 150 =	30.0
TOTAL AREA SHOPS "D"	4,500		
TOTAL SPACES REQUIRED:			30.0

TOTAL SPACES REQUIRED (LOT 3):			329.4
TOTAL SPACES PROVIDED (LOT 3):			199
GRAND TOTAL SPACES REQUIRED:			804
TOTAL LOTS 1, 2, 3:			
GRAND TOTAL SPACES PROVIDED:			1002
TOTAL LOTS 1, 2, 3:			
TOTAL SPACES SPLIT BY PROPERTY LINES:			33

DS010851 SGF-2002.07 REC02011

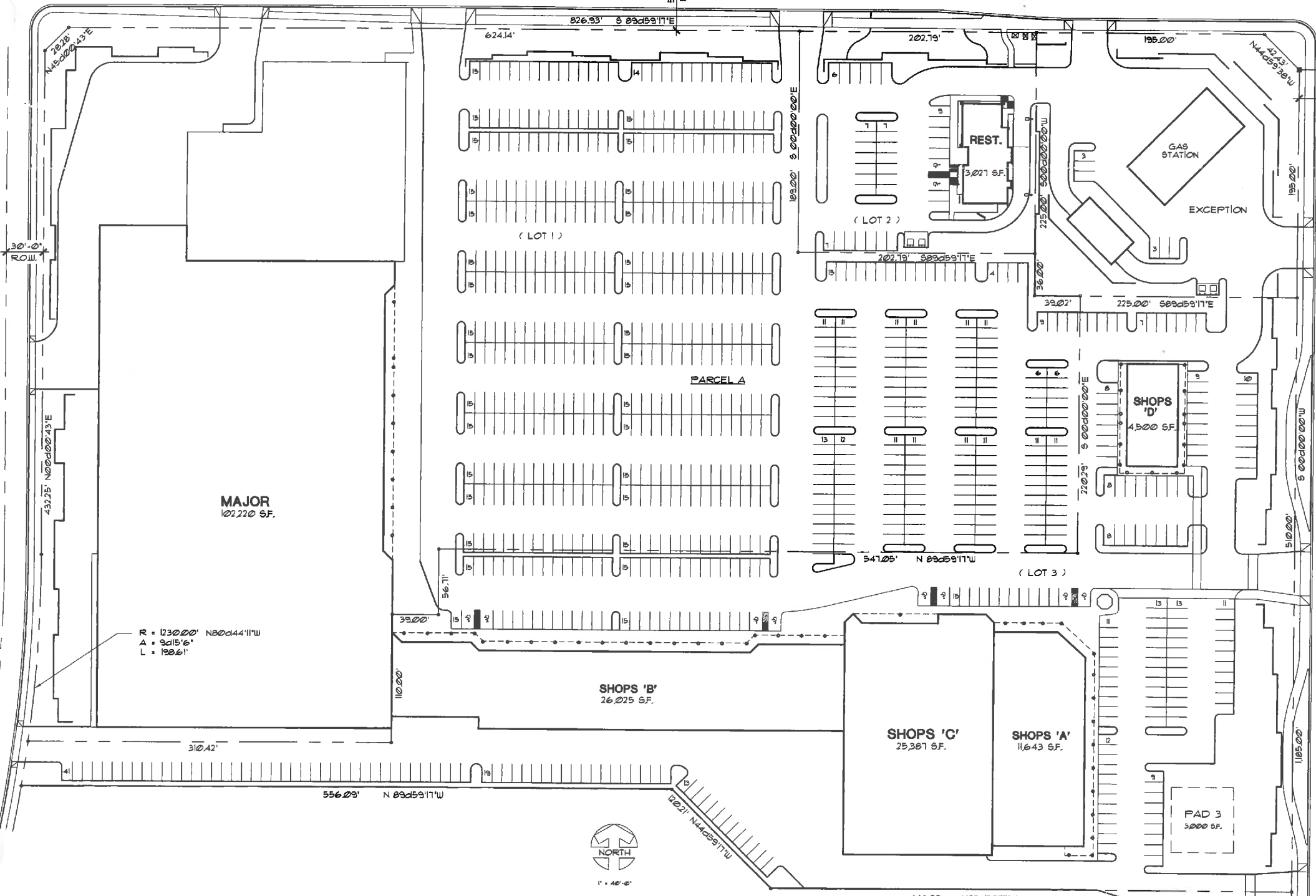
MARK ABEL ARCHITECT AND ASSOCIATES
4500 SOUTH LAKESHORE DRIVE SUITE 580 TEMPE, ARIZ. 85282 (480) 838-3374 FAX (480) 838-1694

MCKEMY DRIVE

WARNER ROAD

POINT OF BEGINNING

KYRENE ROAD



R = 1230.00' N80d44'11"W
 A = 9d15'6"
 L = 198.61'



BOOK 594 PAGE 43
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 2002 - 0593583
APR 11 2002 09:15 AM

PECAN GROVE VILLAGE
 S.W.C. KYRENE & WARNER RD.
 TEMPE, ARIZONA

REVISIONS:

▲	3/2/02	CITY
▲	5/1/02	CITY

TITLE: **PECAN GROVE VILLAGE**

JOB NO. **0127**

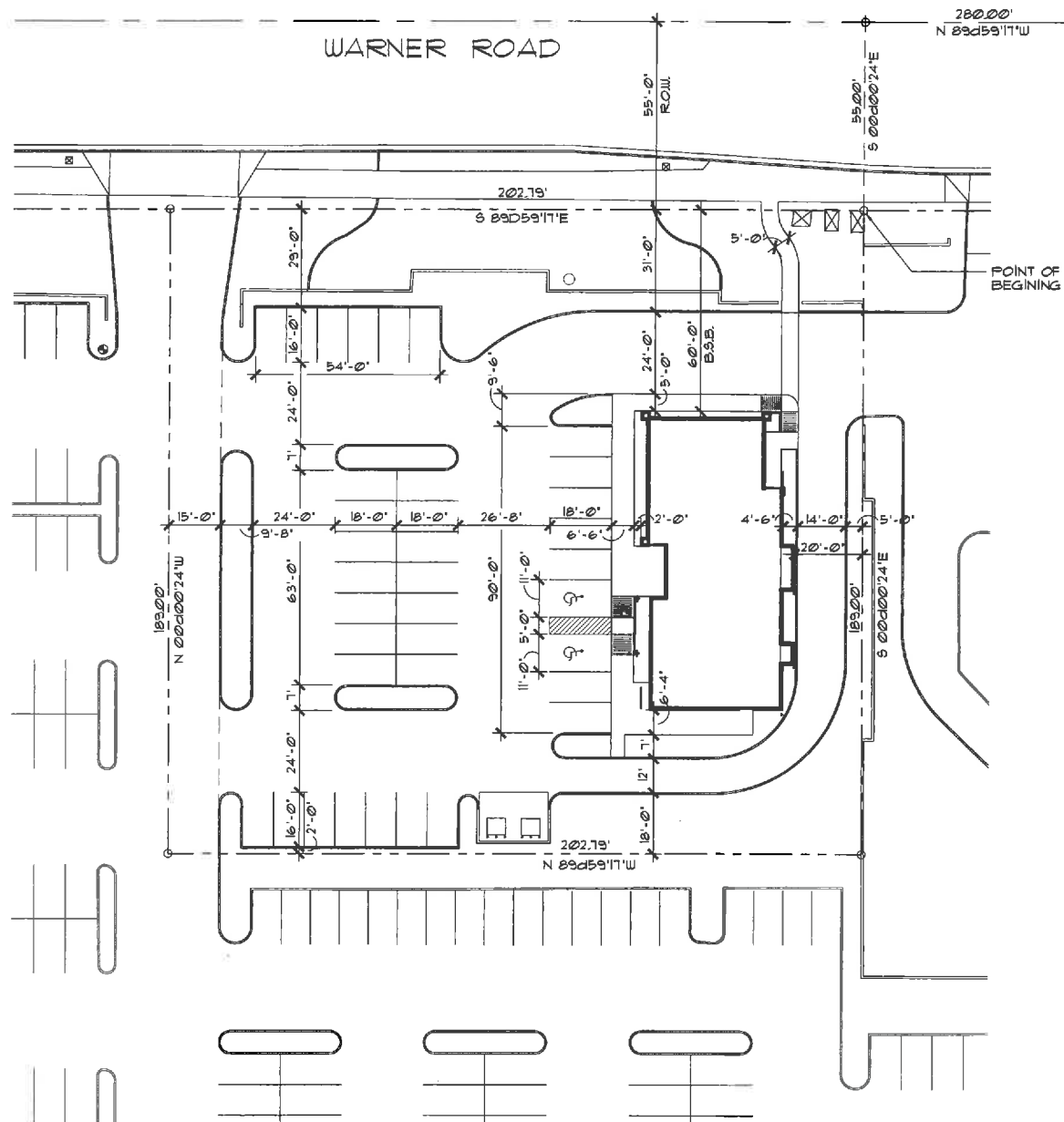
DATE: **12 / 5 / 01**

SHEET NO.: **(2 OF 3)**

DS010851 SGF-2002.07 REC02011

MARK ABEL ARCHITECT AND ASSOCIATES
 4500 SOUTH LAKESHORE DRIVE SUITE 580 TEMPE, ARIZ. 85282 (480) 838-3374 FAX (480) 838-1694

FINAL PLAN OF DEVELOPMENT FOR WENDY'S, LOT 2 PECAN GROVE VILLAGE, TEMPE, ARIZONA



NE. CORNER SECTION 21
T-1S, R-4E
FOUND BRASS CAP
IN HANDHOLE

BOOK 594 PAGE 43
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2002-0593583
08/11/2002 09:15 AM

KYRENE ROAD

PROJECT DATA:

PROJECT TITLE:	WENDY'S RESTAURANT		
LOCATION:	PECAN GROVE VILLAGE, LOT 2 515 W. WARNER ROAD TEMPE, ARIZONA		
ZONING:	PCC - 2		
CODE:	34 U.B.C. (W/ CITY OF TEMPE AMENDMENTS)		
CONST. TYPE:	V - N (SPRINKLED)		
OCCUPANCY:	A - 3 (RESTAURANT)		
OCCUPANCY LOAD:	DINING	(2020 SF. / 15	• 68
	(FIXED BENCHES 36 SF. / 15')		• 24
	KITCHEN & MISC. 2,007 SF. / 200		• 10
	TOTAL		• 102
AREA:	LOT:	38,327 N.S.F.	
	BUILDING:	3,027 SQ. FT.	
LOT COVERAGE:	7.8 %		
LANDSCAPE COVERAGE:	30.4 %		
BUILDING HEIGHT:	19'-4"		
PARKING REQUIRED:	DINING/SERVING	3,027 SF. / 15' = 40 SPACES	
	TOTAL REQUIRED:	40 SPACES	
PARKING PROVIDED:	LOT 2	36 SPACES	
	BY SHARED AGREEMENT	4 SPACES	
	TOTAL PROVIDED:	40 SPACES	
BICYCLE PARKING REQUIRED:	3 SPACES		
BICYCLE PARKING PROVIDED:	4 SPACES		

LEGAL DESCRIPTION

The above described Parcel No. 1 is more particularly described as follows:

That portion of the Northeast quarter of Section 21, Township 1 South, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Commencing at the Northeast corner of said Section 21:
thence North 89° 59' 17" West, along the North line of the said Northeast quarter, 280.00 feet;
thence South 00° 00' 24" East, parallel with the East line of the said Northeast quarter, 55.00 feet to the South right-of-way line of Warner Road and the Point of Beginning;
thence continuing South 00° 00' 24" East, 189.00 feet;
thence North 89° 59' 17" West, 202.79 feet;
thence North 00° 00' 24" West, 189.00 feet to the said South right-of-way line of Warner Road;
thence South 89° 59' 17" East, 202.79 feet to the Point of Beginning.

Described property comprising an area of 38,327 square feet or 0.8799 acres more or less.

213

PECAN GROVE
VILLAGE, LOT 2

S.W.C. KYRENE & WARNER RD.
TEMPE, ARIZONA

REVISIONS:

▲	3/12/02	CITY
▲	5/1/02	CITY

TITLE: SITE PLAN
LOT 2, WENDY'S

JOB NO. 0127

DATE: 12 / 5 / 01

SHEET NO.: 3 OF 3

SITE PLAN, WENDY'S



1" = 20'-0"

DS010851 SGF-2002.07 REC02011

MARK ABEL ARCHITECT AND ASSOCIATES
 4500 SOUTH LAKESHORE DRIVE SUITE 580 TEMPE, ARIZ. 85282 (480) 838-3374 FAX (480) 838-1694