

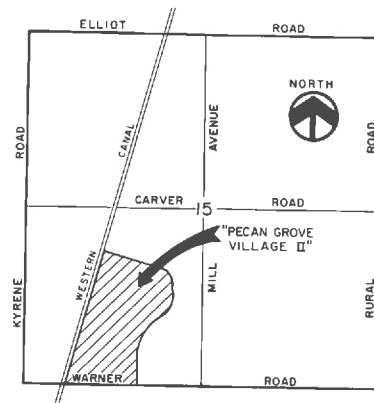
PECAN GROVE VILLAGE II

A REPLAT OF PECAN GROVE VILLAGE, A SUBDIVISION OF PART OF THE SW 1/4 OF SECTION 15, T-1-S R-4-E, G.B.S.R.B. & M., MARICOPA COUNTY, ARIZONA AS RECORDED IN BOOK 297 OF MAPS, PAGE 15, MARICOPA COUNTY RECORDS

Rec. 12-19-89
336/17

HAYILL ENGINEERING CO.

3336 N. 32nd STREET • PHOENIX, ARIZONA • PHONE 956-3210



VICINITY MAP

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT HOMES BY POLYGON 2000, A CALIFORNIA GENERAL PARTNERSHIP, AS OWNER, HAS REPLATTED UNDER THE NAME OF "PECAN GROVE VILLAGE II", PECAN GROVE VILLAGE, A SUBDIVISION OF PART OF THE SW 1/4 OF SECTION 15, T-1-S, R-4-E, G.B.S.R.B. & M., MARICOPA COUNTY, ARIZONA, AS RECORDED IN BOOK 297 OF MAPS, PAGE 15, MARICOPA COUNTY RECORDS, AS SHOWN HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "PECAN GROVE VILLAGE II" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME THAT IS GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND THAT HOMES BY POLYGON 2000, A CALIFORNIA GENERAL PARTNERSHIP, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH, THE STREETS SHOWN HEREON AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF: HOMES BY POLYGON 2000, A CALIFORNIA GENERAL PARTNERSHIP, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED BY THE UNDERSIGNED OFFICERS, THEREUNTO DULY AUTHORIZED THIS 14th DAY OF December, 1989.

BY: TROPEZ HOLDINGS, INC., ITS MANAGING GENERAL PARTNER
BY: William F. Dykes WILLIAM F. DYKES, PRESIDENT BY: Gary P. Schrader GARY P. SCHRADER, ASST. SECRETARY

ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF ORANGE } S.S.

BEFORE ME, THIS 14th DAY OF December, 1989, PERSONALLY APPEARED WILLIAM F. DYKES AND GARY P. SCHRADER WHO ACKNOWLEDGED THEMSELVES TO BE PRESIDENT AND ASST. SECRETARY, RESPECTIVELY, OF TROPEZ HOLDINGS, INC., THE MANAGING GENERAL PARTNER OF HOMES BY POLYGON 2000, AND THAT THEY AS SUCH OFFICERS, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE MANAGING GENERAL PARTNER OF HOMES BY POLYGON 2000, AS OWNER, BY THEMSELVES AS SUCH OFFICERS.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

Agnes Dempster MY COMMISSION EXPIRES: April 27, 1992



CERTIFICATION

I, MICHAEL R. HAYILL, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR OF THE STATE OF ARIZONA; THAT THIS MAP CONSISTING OF 6 SHEETS, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JUNE, 1989, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL 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.

Michael R. Hayill
MICHAEL R. HAYILL
REG. LAND SURVEYOR
ARIZ. NO. 16138

NOTES

1. THE OWNERS OF TRACTS "A", "B" AND "C", 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. 819.1.
2. NO BUILDING OR STRUCTURES OF ANY SORT MAY BE CONSTRUCTED WITHIN SAID TRACTS "A", "B" AND "C" WHICH MAY IMPEDE THE FLOW OF WATER WITHIN SAID TRACTS.
3. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE WATER SERVICE AREA WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY AS PROVIDED UNDER A.R.S. 45-576.
4. ALL EASEMENTS AS SHOWN HEREON SUPERSEDE ALL EASEMENTS AS SHOWN ON THE PLAT OF PECAN GROVE VILLAGE AS RECORDED IN BOOK 297 OF MAPS, PAGE 15, MARICOPA COUNTY RECORDS.

APPROVAL

APPROVED BY: William F. Dykes 12-15-89
DEPUTY DIRECTOR DATE

APPROVED BY: Gary P. Schrader 12-15-89
CITY ENGINEER DATE

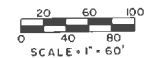
APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA THIS 16th
DAY OF November, 1989.

Sammy Mitchell ATTEST: Susan Plummer
MAYOR CLERK

155

S.W. COR. SEC. 15
T-1-S - R-4-E
Fd. B.C. IN H.H.

UNSUBDIVIDED



DUSK FIRE UNIT TWO
(BK. 225, PG. 35)

WARNER RANCH CROSSING
(BK. 277, PG. 30)

WARNER

55'

ROAD

DATELAND

TRACT "C"
D.E.
(10.897 Ac.)

TRACT "B"
D.E.
(2.038 Ac.)

TRACT "A"
D.E.
(2.030 Ac.)

PECAN

BOLERO DRIVE

ASH CANAL

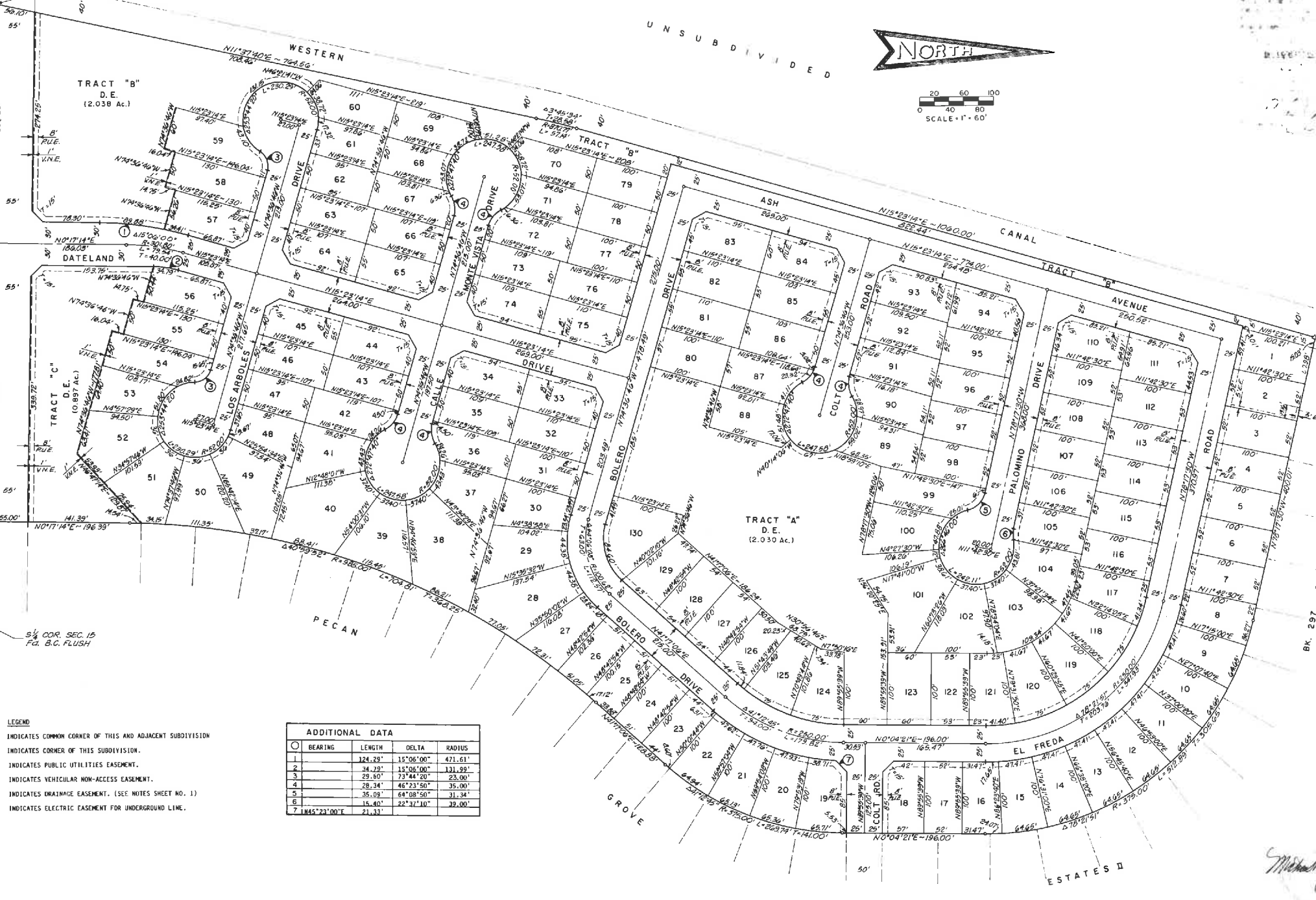
TRACT "B"

AVENUE

ROAD

EL FREDA

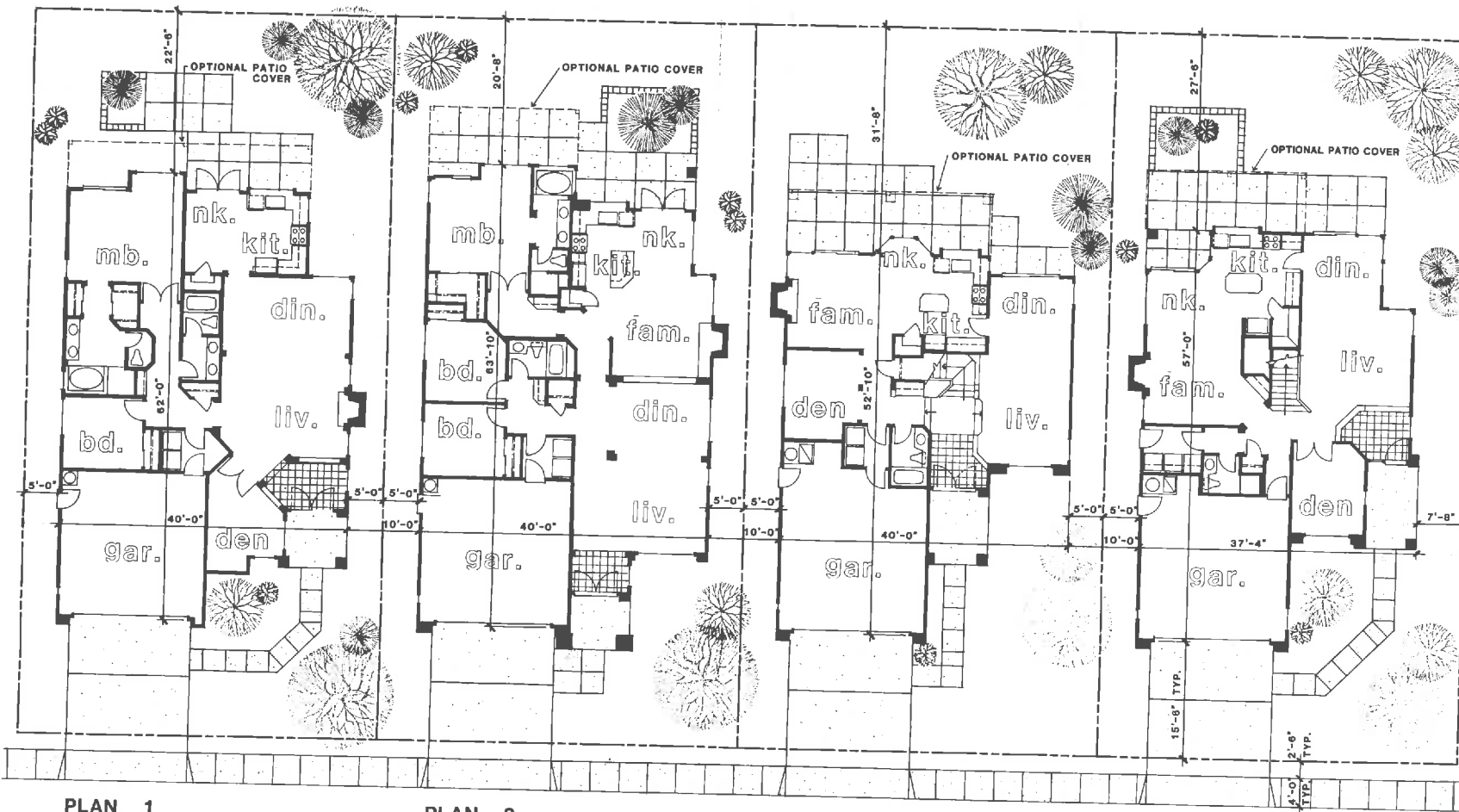
ESTATES II



- LEGEND**
- ⊕ INDICATES COMMON CORNER OF THIS AND ADJACENT SUBDIVISION
 - △ INDICATES CORNER OF THIS SUBDIVISION.
 - P.U.E. INDICATES PUBLIC UTILITIES EASEMENT.
 - V.N.E. INDICATES VEHICULAR NON-ACCESS EASEMENT.
 - D.E. INDICATES DRAINAGE EASEMENT. (SEE NOTES SHEET NO. 1)
 - E.E. INDICATES ELECTRIC EASEMENT FOR UNDERGROUND LINE.

ADDITIONAL DATA			
BEARING	LENGTH	DELTA	RADIUS
1	124.29'	15°06'00"	471.61'
2	34.29'	15°06'00"	131.92'
3	29.60'	73°44'20"	23.00'
4	28.34'	46°23'50"	35.00'
5	35.09'	64°08'50"	31.34'
6	15.40'	22°32'10"	39.00'
7	1845'23'00"	21.33'	

Michael J. Smith
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PLAN 1
1699 S.F.

PLAN 2
1827 S.F.

PLAN 3
2080 S.F.

PLAN 4
2181 S.F.

FIRST FLOOR PLAN

STATE OF ARIZONA }
County of Maricopa }
I hereby certify that the within
instrument was filed and re-
corded at request of
City of Phoenix
DEC 19 1989 - 2:00
IN FRONT OF ME
My Comm. Expires 01/01/91
Cathy Hargrave
By _____
Deputy Recorder

REVISIONS	BY

PECAN GROVE VILLAGE II
TEMPE, ARIZONA
HOMES BY POLYGON

David A. Kaech &
Associates, AIA, Inc.
26131 Marguerite Parkway, Suite A
Mission Viejo, California 92682
(714) 852-3348



DRAWN	SDK
CHECKED	
DATE	9/26/89
SCALE	1/8" = 1'-0"
JOB NO.	9927
SHEET	
4	
OF	5 SHEETS

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