

final PEPPERWOOD TOWNHOMES UNIT 1 P.A.D.

AS RECORDED IN BOOK 212 OF MAPS, PAGE 10, M.C.R.
A PLANNED AREA DEVELOPMENT

OWNER: PEPPERWOOD CORP. 5039 N. 19TH AVE PHOENIX, AZ
DEVELOPER: GILLANDERS & STARK DEVEL. CO. 5039 N. 19TH AVE PHOENIX, AZ
PLANNER: A. WATTS SMITH & ASSOCIATES TEMPE, AZ
ENGINEER: R. B. CUBLEY & ASSOCIATES TEMPE, AZ

JUL 25 1979 - 10:18
STATE OF ARIZONA
County of Maricopa
I hereby certify that the within instrument was filed and recorded in the office of the City of Tempe
in Book 213
on page 52
Witness my hand and official seal the 14th day of June 1979
Bill Cherry
County Recorder
By *James D. Perry*
City Recorder

- ① 6' WOODEN FENCE
- ② MASONRY & WROUGHT IRON - 6'
- ③ STUCCO SIDEWALL OF UNIT
- ④ 6' WOODEN FENCE
- ⑤ 3' MASONRY SCREEN WALL

VARIANCES GRANTED

FRONT YARD SETBACK 20' FROM 25'
SIDE YARD SETBACK 10' FROM 15'
STREET SIDE YARD SETBACK 25' FROM 30'
LOT COVERAGE 40% FROM 30%
REAR YARD SETBACK 5' FROM 10'
LOT WIDTH 40' FROM 45'
KEY LOT SIDE YARD 20' FROM 25'

GUEST PARKING PERMITTED IN FRONT YARDS
POOL FENCES & CABINETS, STORMS, ETC. TO HAVE ZERO SETBACKS
PATIO COVERS SHALL BE PERMITTED TO PROJECT INTO REAR YARD SETBACK A MAXIMUM OF 10'

LEGAL DESCRIPTION

PEPPERWOOD TOWNHOMES - UNIT 1 (Gross Area)

THAT PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a point on the North line of said Northeast Quarter, from which the Northeast corner of said Section 4 bears South 89°55'09" East a distance of 1,990.19 feet; thence South 00°19'40" West a distance of 470.07 feet to the TRUE POINT OF BEGINNING; thence South 89°40'20" East a distance of 33.00 feet; thence South 83°04'14" East a distance of 814.72 feet; thence South 03°43'00" West a distance of 555.00 feet; thence South 19°01'43" West a distance of 198.53 feet; thence South 03°37'47" East a distance of 220.20 feet; thence South 86°22'13" West a distance of 390.00 feet; thence North 03°37'47" West a distance of 18.92 feet to a point of tangency with a curve concave to the Southwest and having a radius of 600.00 feet; thence Northwest along said curve a distance of 606.87 feet to a point of tangency; thence North 61°34'53" West a distance of 195.45 feet to a point on a non-tangent curve concave to the Northwest, the center of which bears North 61°34'53" West a distance of 1,000.00 feet; thence Northeast along said curve a distance of 490.28 feet to a point of tangency; thence North 00°19'40" East a distance of 12.64 feet to the TRUE POINT OF BEGINNING.

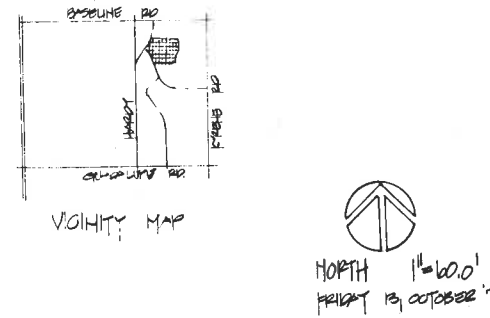
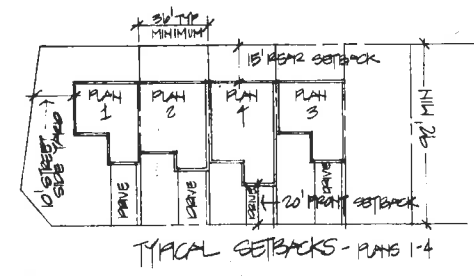
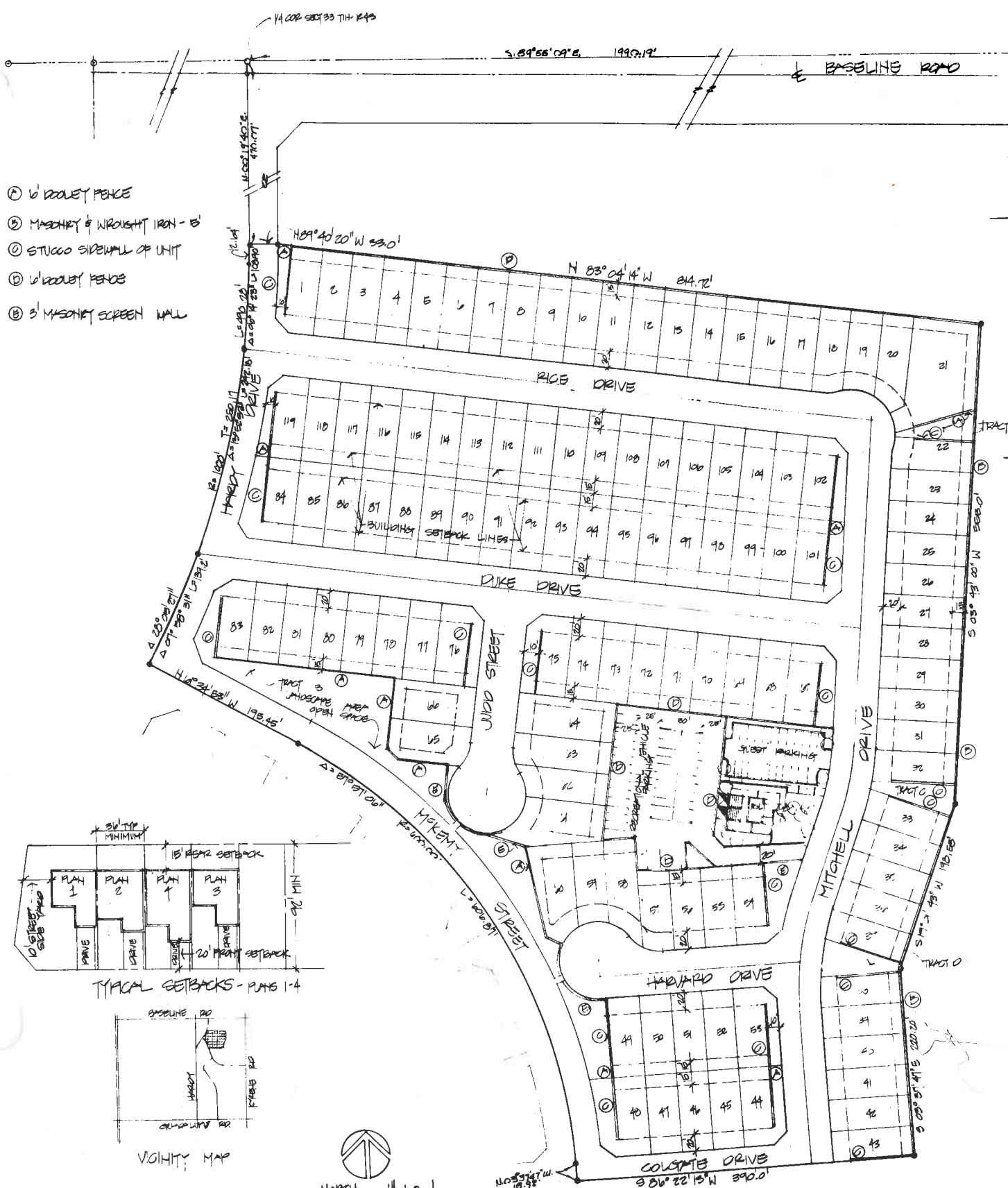
Said property being in and forming a part of the City of Tempe, Arizona, and comprising 16.213 acres, more or less.

CONDITIONS OF APPROVAL

1. LANDSCAPE PERIMETER WALLS & BUILDING DETAILS TO BE APPROVED BY DESIGN REVIEW.
2. GUEST PARKING DIRECTLY OFF OF THE PUBLIC STREET BE MODIFIED TO DELETE AS MANY AS POSSIBLE WITH THIS SITUATION.
3. A HOMEOWNERS ASSOC. BE SET UP IN ORDER TO MAINTAIN COMMON TRACTS DETAILS TO BE APPROVED BY THE CITY ATTORNEY PRIOR TO RECORDEMENT.
4. MECHANICAL EQUIPMENT BE SCREENED FROM PUBLIC VIEW, DETAILS TO BE APPROVED BY THE DESIGN REVIEW BOARD.

SITE DATA

1. GROSS ACRES 16.213
2. EXISTING ZONING M-9
3. PROPOSED ZONING R-TH
4. NUMBER OF UNITS 119
5. DENSITY 7.34 D./AC.



APPROVED BY THE MARICOPA CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON
this 14th day of December 1979
BY: *Harry E. Mitchell* Mayor
APPROVED BY: *Alan M. Spurr* CITY CLERK
Pauline J. Tompkins CITY ENGINEER
Robert B. Cublely PLANNING DIRECTOR

CERTIFICATE OF ENGINEER:
I, ROBERT B. CUBLEY, HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF ARIZONA, THAT THE ABOVE LEGAL DESCRIPTION AND BOUNDARY SHOWN HEREON CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND DATED 5 OCTOBER 1978 AND RECORDED IN BOOK 212 OF MAPS, PAGE 6, MARICOPA COUNTY RECORDS, AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN TO THE BEST OF MY KNOWLEDGE.
R.B. Cublely 14 June 79
PROFESSIONAL ENGINEER #6382 DATE