

A PLANNED AREA OF DEVELOPMENT

FOR

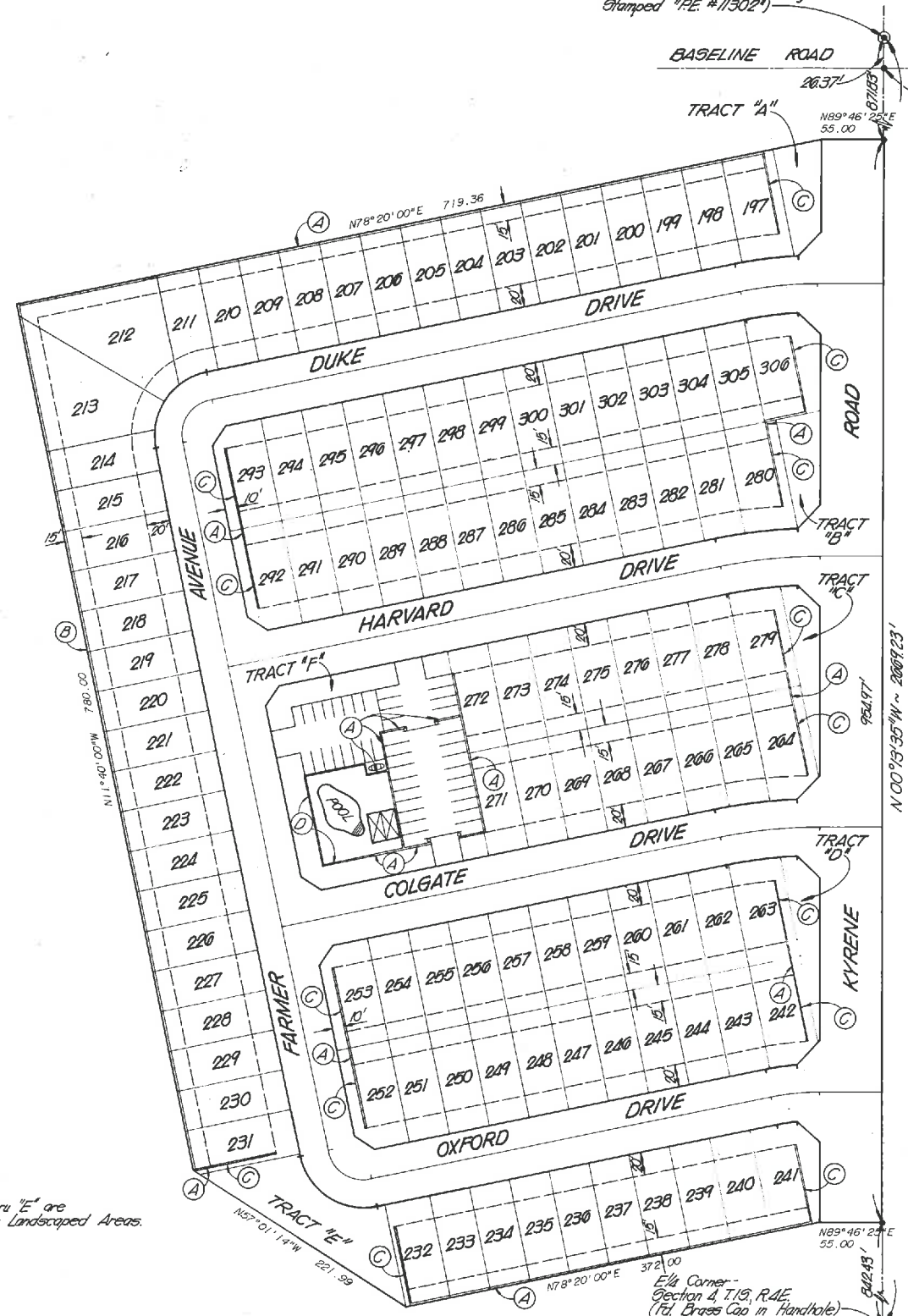
PEPPERWOOD TOWNHOMES - UNIT 3

A SUBDIVISION OF A PORTION OF THE NORTHEAST 1/4 OF SECTION 4, T.1S.-R.4E., G&SRB&M, MARICOPA COUNTY, ARIZONA

JUL 13 1981-9
STATE OF ARIZONA
County of Maricopa
I hereby certify that an instrument was filed and coded at request of
City of Tempe
in Book 234
Page 12
Witness my hand and seal the day and year above
Bill Henry
County Clerk
Deputy

NE Corner
Section 4, T.1S, R.4E
(Fd. 1/2" Rebar w/ Brass Tag
Stamped "P.E. #11302")

Intersection ~
Baseline and Kyrene Roads
(Fd. 1/2" I.B. in Handhole)



NOTE:
to "A" thru "E" are
Space Landscaped Areas.

VARIANCES GRANTED

	FROM	TO
FRONT YARD SETBACK	25'	20'
SIDE YARD SETBACK	10'	0'
STREET SIDE YARD SETBACK	25'	10'
LOT COVERAGE	40%	62%
REAR YARD SETBACK	20'	15'
LOT AREA	5,500	3,322
LOT WIDTH	40'	36'
KEY LOT SIDE YARD	20'	10'

GUEST PARKING PERMITTED IN FRONT YARDS
POOL FENCES & CABANA, STORAGE, ETC., TO HAVE SETBACKS AS SHOWN ON PLANS
PATIO COVERS SHALL BE PERMITTED TO PROJECT INTO REAR YARD SETBACK A MINIMUM OF 10'

CONDITIONS OF APPROVAL

- A HOMEOWNER ASSOCIATION BE SET UP IN ORDER TO MAINTAIN COMMON TRACTS. DETAILS TO BE APPROVED BY CITY ATTORNEY PRIOR TO RECORDATION.
- MECHANICAL EQUIPMENT BE SCREENED FROM PUBLIC VIEW. DETAILS TO BE APPROVED BY THE DESIGN REVIEW BOARD.

SITE DATA

- GROSS AREA 14,345 ACRES
- EXISTING ZONING R-TH
- NUMBER OF UNITS 110
- DENSITY 7.67 DWELLING UNITS/ACRE

- (A) 6' High Dooley Block Fence
- (B) 4' High Masonry and Wrought Iron Fence (4' High Masonry Columns w/ 4' High Wrought Iron)
- (C) Stucco Sidewall of Unit
- (D) 5' High Wrought Iron Fence

PLANNER & ENGINEER

R. B. CUBLEY & ASSOCIATES, INC.
3300 SOUTH MILL AVENUE, SUITE 40
TEMPE, AZ 85282
PHONE: 966-7271

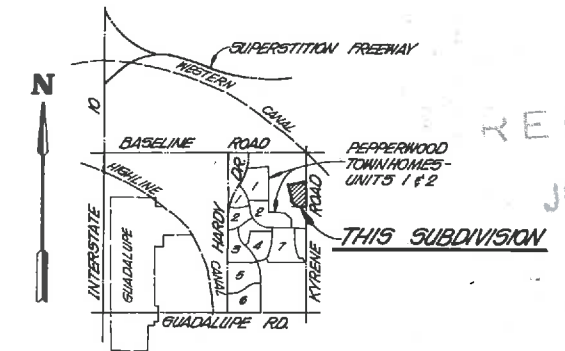
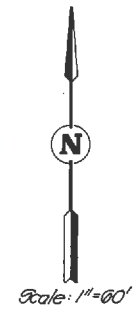
OWNER

PEPPERTREE CORPORATION
5039 NORTH 19TH AVENUE, SUITE 8
PHOENIX, ARIZONA 85015
PHONE: 246-7846

DEVELOPER

GILLANDERS & STARK DEVELOPMENT COMPANY, INC.
5039 NORTH 19TH AVENUE, SUITE 8
PHOENIX, ARIZONA 85015
PHONE: 246-7846

SE Corner -
Section 4, T.1S, R.4E
(Fd. Brass Cap in Handhole)



VICINITY MAP
NO SCALE

LEGAL DESCRIPTION

PEPPERWOOD TOWNHOMES - UNIT 3 (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 THE NORTHEAST CORNER OF SAID SECTION 4;
THENCE SOUTH 00°13'35" EAST ALONG THE EAST LINE OF SAID SECTION 4 A DISTANCE OF 871.83 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 00°13'35" EAST ALONG THE EAST LINE OF SAID SECTION 4 A DISTANCE OF 954.97 FEET;
THENCE SOUTH 89°46'25" WEST A DISTANCE OF 55.00 FEET;
THENCE SOUTH 78°20'00" WEST A DISTANCE OF 372.00 FEET;
THENCE NORTH 57°01'14" WEST A DISTANCE OF 221.99 FEET;
THENCE NORTH 11°40'00" WEST A DISTANCE OF 780.00 FEET;
THENCE NORTH 78°20'00" EAST A DISTANCE OF 719.36 FEET;
THENCE NORTH 89°46'25" EAST A DISTANCE OF 55.00 FEET TO THE TRUE POINT OF BEGINNING.
SAID PROPERTY BEING IN AND FORMING A PART OF THE CITY OF TEMPE, ARIZONA, AND COMPRISING 14,345 ACRES, MORE OR LESS.

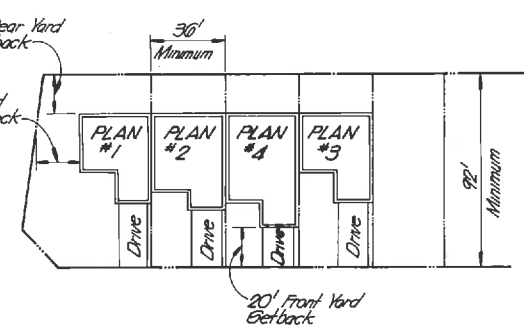
APPROVED BY THE MAYOR & CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS THE 30 DAY OF October, 1980.

BY: Harry E. Mitchell MAYOR
ATTEST: Pauline J. Slaughter CITY CLERK
APPROVED BY: Joe M. Brown 7/8/81 CITY ENGINEER
Don Hall 7/13/81 PLANNING DIRECTOR

CERTIFICATE OF ENGINEER

I, JOHN DWIGHT HESS, 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 SEPTEMBER 1, 1980, AND RECORDED IN BOOK OF MAPS, PAGE, MARICOPA COUNTY RECORDS, AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, TO THE BEST OF MY KNOWLEDGE.
PROFESSIONAL ENGINEER #11302 DATE

R. B. CUBLEY & ASSOCIATES, INC.
CONSULTING ENGINEERS
3300 S. MILL AVE., TEMPE, ARIZONA 85282
PHONE: 966-7271
7505-05112



TYPICAL SETBACKS
(PLANS 1-4)

RECEIVED
JUL 21 1981
CITY ENGINEERING

RECORDED