

**FINAL PLAT  
 &  
 FINAL P.A.D.  
 FOR  
 RIO VENTANA TOWNHOMES  
 PART OF THE NORTHEAST QUARTER OF SECTION 24,  
 TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE  
 GILA & SALT RIVER BASE AND MERIDIAN  
 MARICOPA COUNTY  
 TEMPE, ARIZONA**

**DEDICATION**

STATE OF ARIZONA )  
 COUNTY OF MARICOPA ) s.s.  
 KNOW ALL MEN BY THESE PRESENTS:

That Rio Ventana Townhomes Tempe, L.L.C., an Arizona limited liability company, as Owner, has subdivided a portion of the Northeast quarter of Section 24, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, under the name of "RIO VENTANA TOWNHOMES", and hereby publishes this final plat consisting of three sheets, as and for the plat of said "RIO VENTANA TOWNHOMES", and hereby declares that said plat sets forth the locations and gives the dimensions of the lots, tract, drainage easement, public utility easement, water line easement and street (University Drive) constituting same and that the lots, tract and street shall be known by the number and name given each respectively on said plat. The easement for drainage purposes, is hereby created across a portion of the rear yards of Lots 1 through 46 inclusive, to allow for the unimpeded storm water drainage across and between Lots 1 through 46 inclusive, in accordance with the Grading and Drainage plans prepared for Rio Ventana Townhomes, prepared by Morea-Hall Engineering, Inc. and approved by the City of Tempe on June 12, 2000. Tract "A" as shown on said plat, shall be a private driveway as well as an Emergency and Service Vehicle Easement and public utility easement. Rio Ventana Townhomes Tempe, L.L.C., an Arizona limited liability company, as Owner, hereby dedicates to the public for use as such, the Street (University Drive); public utility easement, water line easement and Emergency and Service Vehicle easement, over Tract "A" as shown on said plat and included in the above described premises.

IN WITNESS WHEREOF: Rio Ventana Townhomes Tempe, L.L.C., an Arizona limited liability company, as Owner, has hereunto caused its name to be signed and the same attested by the signature of Rodney L. Morris, thereunto duly authorized.

Grantor:  
 RIO VENTANA TOWNHOMES TEMPE, L.L.C.  
 DEL MAR HOMES, L.L.C.  
 MANAGING MEMBER

By: Rodney L. Morris President 12/14/00  
 its RD Date

**ACKNOWLEDGMENT**

STATE OF ARIZONA )  
 MARICOPA COUNTY ) SS  
 On this the 14th day of December, 2000, before me the undersigned notary public, personally appeared Rodney L. Morris, who acknowledged himself to represent Del Mar Homes, L.L.C., an Arizona limited liability company, and that he as such, being duly authorized so to do, executed the foregoing instrument, for the purposes therein contained.

IN WITNESS WHEREOF I hereunto set my hand and official seal.  
Kelly P. Orndorff  
 Notary Public  
 My Commission Expires: 12-24-01

**APPROVALS**

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS 16th DAY OF December, 1999

By: Neil Y. Hulegano Mayor 12/16/00  
 DATE  
 Attest: Kathy P. Meyer City Clerk 12/16/00  
 DATE  
 By: \_\_\_\_\_ City Engineer \_\_\_\_\_ DATE  
 By: Timothy Mullins Development Services 12/14/00  
 DATE



**CERTIFICATION**

This is to certify that the Survey of the premises described and plotted herein was made under my direction during the months of May, 1999 and December of 2000; that the plat is true and complete as shown; that the 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.

By: Richard C. Hupler DATE 12/16/2000  
 Richard C. Hupler  
 Registered Land Surveyor  
 Arizona Registration No. 20362



**M-H** MOREA-HALL  
 engineering, inc.  
 1820 W. Maricopa Freeway  
 Phoenix, Arizona 85007  
 Phone: 602-258-4428  
 CIVIL • SANITARY • STRUCTURAL • SURVEY

- LEGEND**
- CORNER OF THIS SUBDIVISION, SET W/2" CAP LS 20382 (OR AS NOTED)
  - LOT OR TRACT CORNER TO BE SET AT COMPLETION OF MASS GRADING
  - MONUMENT (FOUND AS NOTED)
  - PROPERTY RIGHT-OF-WAY LINE
  - SUBDIVISION BOUNDARY LINE
  - LOT LINE
  - CENTER/MONUMENT LINE
  - EASEMENT LINE AS DEDICATED BY THIS FINAL PLAT
  - (R) RECORD BEARING/DISTANCE PER CITY OF TEMPE CONTROL COORDINATES
  - (M) MEASURED AND/OR CALCULATED BEARING OR DISTANCE PER THIS SURVEY. ALL BEARINGS AND DISTANCES ARE MEASURED, UNLESS NOTED OTHERWISE.
  - P.U.E. PUBLIC UTILITY EASEMENT

**PROJECT DATA**

PARCEL SIZE: GROSS: 182,784 S.F. 4.1861 ACRES.  
 NET: 166,647 S.F. 3.6716 ACRES.  
 NUMBER OF UNITS: 46  
 NUMBER OF LOTS: 46  
 OWNER: RIO VENTANA TOWNHOMES TEMPE L.L.C.  
 2106 N 40TH STREET, SUITE 4  
 PHOENIX, ARIZONA,  
 (480) 874-1604  
 PROJECT NAME: RIO VENTANA TOWNHOMES  
 SITE ADDRESS: 2027 EAST UNIVERSITY DRIVE  
 ARCHITECT: SHERBONDY ART & ARCHITECTURE  
 DON SHERBONDY P.A.  
 8118 NORTH 9TH AVE  
 PHOENIX, AZ 85013  
 SUBMITTED BY: MOREA-HALL ENGINEERING  
 RICHARD HUPLER, L.S.  
 1820 W. MARICOPA FREEWAY  
 PHOENIX, ARIZONA 85007  
 (602) 258-4428

**LEGAL DESCRIPTION**

A portion of the Northwest quarter of the Northeast quarter of Section 24, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

**BASIS OF BEARINGS**

Assumed South 89°38'56" East along the North line of the Northeast quarter of Section 24, T.1N., R.4 E., according to the City of Tempe horizontal control monumentation.

**BASIS OF SURVEY**

Commitment for Title Insurance, Order No.55-2043656A/eh from Security Title Agency, dated May 5, 2000 at 7:50 a.m.

**NOTES**

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

**FLOOD PLAIN NOTE**

According to the National Flood Insurance Program, Flood Insurance Rate Community Map Number 040054, Panel Number 2170F, dated September 4, 1991, this parcel lies within shaded Zone "X", defined as areas of 500 year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from the 100-year flood.

**CONDITIONS OF APPROVAL**

PER: #SPD-99.55 (From City Council approval letter, dated December 17, 1999)

1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
  - b. Off-site improvement to bring roadway to current standards include:
    - (1) Water lines and fire hydrants
    - (2) Sewer lines
    - (3) Storm drains
    - (4) Roadway improvements including street lights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
  - c. Fees to be paid with the development of this project include:
    - (1) Water and sewer development fees
    - (2) Water and/or sewer participation charges
    - (3) Inspection and testing fees
  - d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2. a. All street dedications shall be made within six (6) months of Council approval.
  - b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
  - c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (a) development in accordance with the code of the City of Tempe - Section 25.120.
3. The approval of CC&R's in a form acceptable to the City Attorney and the Development Services Director must take place prior to issuance of Certification of Occupancy. These CC&R's should provide that a single entity will ultimately be responsible for maintaining all landscaping, both required by Ordinance and in the common area on site, according to the landscape plan approved by the City, and that such provision may not be amended without prior approval by the City Attorney and the Development Services Director.
4. A building permit shall be obtained and substantial construction commenced within two (2) years of the date of Council approval or the zoning shall revert to that in place at the time of application.
5. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
6. The PAD shall be modified prior to City Council to reflect a minimum 10' setback for all rear yards of proposed units.
9. Should the architectural details, elevations or floor plans change from those approved as part of this request or any future submittal, all modifications shall be reviewed by the Design Review Board prior to issuance of building permits.
11. A Final PAD and Final Subdivision Plat must be approved by the City Council and recorded by the County Recorder's Office prior to the issuance of any construction permits for this project.
12. Recycling facilities shall be provided with details to be approved by the Public Works Department prior to the issuance of a building permit.
13. The applicant shall resolve all lighting and security details with the Police Department prior to the issuance of a building permit.

**MULTI-USE EASEMENT DISCLOSURE**

A multi-use easement of undefined width is created across Lots 1-46 inclusive, by the plat, in order to provide an easement for utility lines, conduits, meter boxes and other connections as may be reasonably necessary.

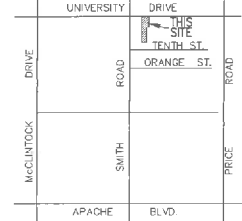
In addition, for Lots 2,3,4,6-13 inclusive,15,16,17,20,21,22,25-32 inclusive,43,44 and 45, this multi-use easement shall also include an easement for driveway purposes. The purpose of this driveway easement is to insure that each homeowner has vehicular access to their individual driveway and garage. No Lot Owner shall park a vehicle or allow the parking of any vehicle, on any portion of a driveway that is not located on that Owner's Lot, nor shall a Lot Owner prevent any other Lot Owner from entering their driveway, over and across this multi-use easement.

In addition, Lots 13,14,15,17,18,19,20,22,23,24,25,27,28,29,30,31 and 33 to 41 inclusive, are subject to roadway/sidewalk improvements of varying width, across the front yards thereof.

**FINAL PLAT  
&  
FINAL P.A.D.**  
FOR  
**RIO VENTANA TOWNHOMES**  
PART OF THE NORTHEAST QUARTER OF SECTION 24,  
TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE  
GILA & SALT RIVER BASE AND MERIDIAN  
MARICOPA COUNTY  
TEMPE, ARIZONA

BOOK 550 PAGE 23  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
**2000-0953819**  
12/14/2000 11:02

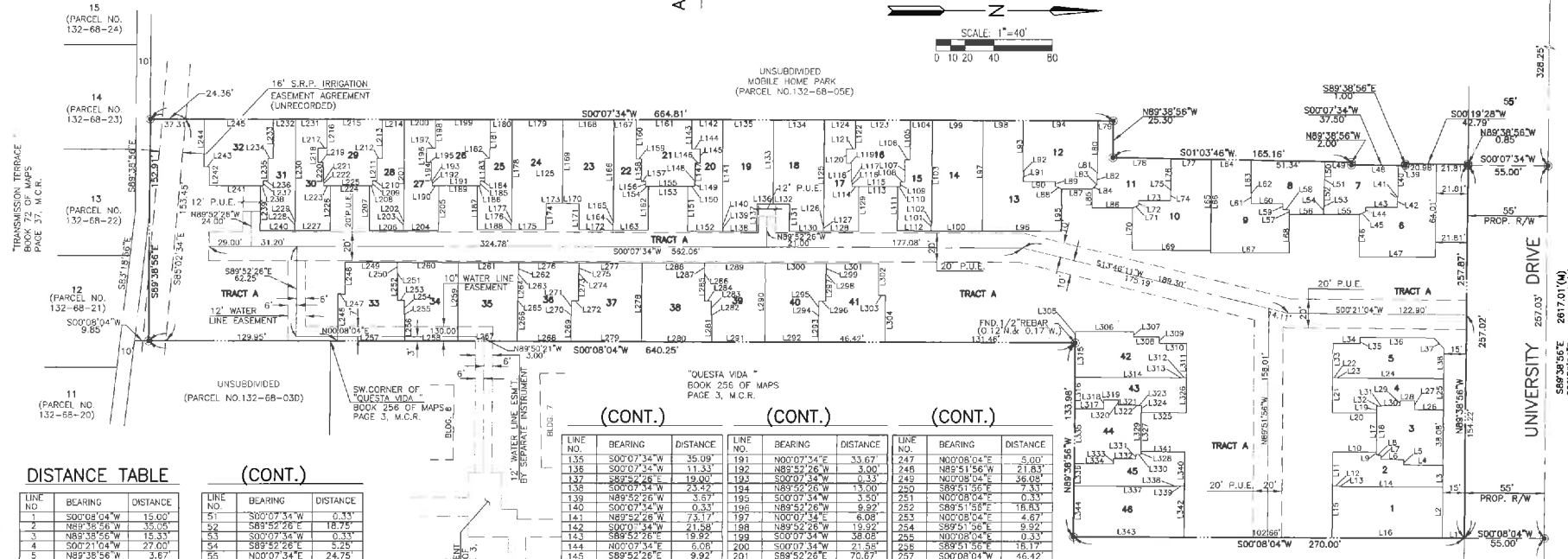
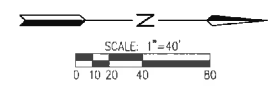
**VICINITY MAP**



CITY OF TEMPE  
CONTROL NO.162  
N 278530.60  
E 305228.14  
CENTER OF  
SEC.24 T.1N. R.4 E.  
FIND BRASS CAP  
IN HAND HOLE

SMITH ROAD  
N00°07'34"E 2689.18'(M)  
N00°07'46"E 2689.04'(R)

CITY OF TEMPE  
CONTROL NO.147  
N 281189.63  
E 305234.18  
N.1/4 CORNER  
SEC.24 T.1N. R.4 E.  
FIND BRASS CAP  
IN HAND HOLE



- LEGEND**
- CORNER OF THIS SUBDIVISION, SET 1/2" REBAR W/CHAP. IS 20392 (OR AS NOTED)
  - LOT OF TRACT CORNER TO BE SET AT COMPLETION OF MASS GRADING MONUMENT (RIGHT AS NOTED)
  - PROPERTY/RIGHT-OF-WAY LINE
  - SUBDIVISION BOUNDARY LINE
  - LOT LINE
  - CENTER/MONUMENT LINE
  - EASEMENT LINE AS DEDICATED BY THIS FINAL PLAT
  - (R) RECORD BEARING/ DISTANCE PER CITY OF TEMPE CONTROL COORDINATES
  - (M) MEASURED AND/OR CALCULATED BEARING OR DISTANCE PER THIS SURVEY. ALL BEARINGS AND DISTANCES ARE MEASURED, UNLESS NOTED OTHERWISE.
  - P.U.E. PUBLIC UTILITY EASEMENT

**NOTE**  
The entire site, excluding the numbered lots, is designated as Tract A.

**BASIS OF BEARINGS**  
Assumed South 89°38'56" East along the North line of the Northeast quarter of Section 24, T.1N., R.4 E., according to the City of Tempe horizontal control monument.

**CERTIFICATION**  
This is to certify that the Survey of the premises described and plotted hereon was made under my direction during the months of May, 1999 and December of 2000. That the plat is true and complete as shown. That the 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.

BY: *Richard C. Hupler* DATE 12/14/2000  
Richard C. Hupler  
Registered Land Surveyor  
Arizona Registration No. 20362



**DISTANCE TABLE**

LINE NO.	BEARING	DISTANCE
1	S00°08'04"W	15.00'
2	N89°38'56"W	35.08'
3	N89°38'56"W	15.33'
4	S00°21'04"W	27.00'
5	N89°38'56"W	3.67'
6	S00°21'04"W	19.00'
7	N89°38'56"W	3.00'
8	S00°21'04"W	3.33'
9	N89°38'56"W	2.00'
10	S00°21'04"W	30.33'
11	N89°38'56"W	23.67'
12	N00°07'10"E	3.00'
13	N89°38'56"W	0.33'
14	N00°07'10"E	70.17'
15	N89°38'56"W	35.67'
16	S00°08'04"W	16.17'
17	N89°38'56"W	27.00'
18	N89°38'56"W	33.67'
19	N89°38'56"W	4.67'
20	S00°21'04"W	31.00'
21	N89°38'56"W	24.33'
22	N00°07'10"E	3.00'
23	N89°38'56"W	0.33'
24	N00°07'10"E	73.17'
25	N89°38'56"W	21.67'
26	S00°21'04"W	19.92'
27	N89°38'56"W	6.08'
28	S00°21'04"W	9.92'
29	N89°38'56"W	3.67'
30	S00°21'04"W	13.00'
31	N89°38'56"W	0.33'
32	N00°07'10"E	3.00'
33	N89°38'56"W	23.42'
34	N00°07'10"E	19.00'
35	N89°38'56"W	4.17'
36	N00°07'10"E	50.62'
37	N45°08'02"E	10.15'
38	N89°38'56"W	20.98'
39	S00°07'34"W	9.12'
40	S89°52'26"E	22.00'
41	S00°07'34"W	0.33'
42	S89°52'26"E	7.00'
43	S00°07'34"W	21.92'
44	S89°52'26"E	3.00'
45	S24°38'56"E	4.77'
46	S89°52'26"E	29.08'
47	N00°07'34"E	52.43'
48	S00°07'34"W	32.33'
49	S00°07'34"W	15.30'
50	S89°52'26"E	12.30'

**(CONT.)**

LINE NO.	BEARING	DISTANCE
51	S00°07'34"W	0.33'
52	S89°52'26"E	16.75'
53	S00°07'34"W	0.33'
54	S89°52'26"E	5.25'
55	N00°07'34"E	24.75'
56	S00°07'34"W	24.08'
57	N89°52'26"W	3.17'
58	S00°07'34"W	4.33'
59	N89°52'26"W	4.08'
60	S00°07'34"W	21.92'
61	N89°52'26"W	7.00'
62	S00°07'34"W	0.33'
63	N89°52'26"W	22.89'
64	S01°03'46"W	27.67'
65	N89°52'26"W	62.83'
66	S89°52'26"E	64.42'
67	N00°07'34"E	54.25'
68	N89°52'26"W	26.83'
69	N89°52'26"W	54.25'
70	N89°52'26"W	29.08'
71	N24°35'55"W	4.77'
72	N89°52'26"W	15.50'
73	S00°07'34"W	21.92'
74	N89°52'26"W	7.00'
75	N00°07'34"E	0.33'
76	N89°52'26"W	22.00'
77	S01°03'46"W	27.67'
78	S04°03'34"W	40.19'
79	S00°07'34"W	10.08'
80	S89°52'26"E	35.96'
81	S00°07'34"W	0.33'
82	N89°52'26"E	4.00'
83	S00°07'34"W	0.33'
84	S44°52'26"E	4.24'
85	S89°52'26"E	12.89'
86	N00°07'34"E	27.75'
87	S00°07'34"W	21.08'
88	S24°34'04"W	4.77'
89	S89°52'26"W	3.00'
90	S00°07'34"W	21.92'
91	N89°52'26"W	7.00'
92	S00°07'34"W	0.33'
93	N89°52'26"W	35.08'
94	S00°07'34"W	51.33'
95	S89°52'26"E	29.08'
96	S00°07'34"W	54.25'
97	N89°52'26"W	76.17'
98	S00°07'34"W	11.33'
99	N89°52'26"W	52.63'
100	S00°07'34"W	35.42'

**(CONT.)**

LINE NO.	BEARING	DISTANCE
101	N89°52'26"W	3.50'
102	N00°07'34"E	0.33'
103	N89°52'26"W	70.67'
104	S00°07'34"W	15.34'
105	S89°52'26"E	27.00'
106	S00°07'34"W	15.50'
107	S89°52'26"E	15.50'
108	S00°07'34"W	3.00'
109	S89°52'26"E	3.33'
110	S00°07'34"W	70.67'
111	S89°52'26"E	30.33'
112	N00°07'34"E	23.67'
113	S00°07'34"W	27.00'
114	S00°07'34"W	4.67'
115	N00°07'34"E	34.83'
116	N89°52'26"W	4.00'
117	S00°07'34"W	0.33'
118	N89°52'26"W	13.00'
119	S00°07'34"W	3.50'
120	N89°52'26"W	9.92'
121	N00°07'34"E	6.08'
122	N89°52'26"W	19.92'
123	S00°07'34"W	39.08'
124	S00°07'34"W	21.58'
125	S89°52'26"E	73.17'
126	S00°07'34"W	0.33'
127	S89°52'26"E	3.67'
128	N00°07'34"E	44.33'
129	N89°52'26"W	11.00'
130	S00°07'34"W	24.42'
131	N89°52'26"W	18.00'
132	S00°07'34"W	13.67'
133	N89°52'26"W	52.63'
134	S00°07'34"W	35.08'

**(CONT.)**

LINE NO.	BEARING	DISTANCE
135	S00°07'34"W	35.09'
136	S00°07'34"W	11.33'
137	S89°52'26"E	19.00'
138	S00°07'34"W	23.42'
139	N89°52'26"W	3.67'
140	S00°07'34"W	0.33'
141	N89°52'26"W	73.17'
142	S00°07'34"W	21.58'
143	S89°52'26"E	19.92'
144	N00°07'34"E	6.08'
145	S89°52'26"E	9.92'
146	S00°07'34"W	3.50'
147	S89°52'26"E	13.00'
148	S00°07'34"W	0.33'
149	S89°52'26"E	3.00'
150	S00°07'34"W	4.67'
151	S89°52'26"E	31.00'
152	N00°07'34"E	24.33'
153	S00°07'34"W	27.00'
154	S00°07'34"W	2.00'
155	N89°52'26"E	9.92'
156	N89°52'26"W	3.33'
157	S00°07'34"W	3.00'
158	N89°52'26"W	15.50'
159	N89°52'26"W	3.67'
160	N89°52'26"W	27.00'
161	S00°07'34"W	39.08'
162	S89°52'26"E	30.33'
163	S00°07'34"W	24.33'
164	N89°52'26"W	5.50'
165	N00°07'34"E	0.33'
166	N89°52'26"W	70.67'
167	S00°07'34"W	15.34'
168	S00°07'34"W	35.08'
169	S89°52'26"E	37.67'
170	N00°07'34"E	11.33'
171	S89°52'26"E	18.33'
172	N89°52'26"W	4.00'
173	S00°07'34"W	11.33'
174	S89°52'26"E	18.33'
175	S00°07'34"W	12.89'
176	N89°52'26"W	5.50'
177	N00°07'34"E	0.33'
178	N89°52'26"W	70.67'
179	S00°07'34"W	35.08'
180	S00°07'34"W	15.34'
181	S89°52'26"E	27.00'
182	S00°07'34"W	0.33'
183	S89°52'26"E	15.50'
184	S00°07'34"W	3.00'
185	N89°52'26"W	33.67'
186	S00°07'34"W	2.00'
187	S89°52'26"E	30.33'
188	S00°07'34"W	13.67'
189	S00°07'34"W	27.00'
190	S00°07'34"W	4.67'

**(CONT.)**

LINE NO.	BEARING	DISTANCE
191	N00°07'34"E	33.67'
192	N89°52'26"W	3.00'
193	S00°07'34"W	0.33'
194	N89°52'26"W	13.00'
195	S00°07'34"W	3.50'
196	N89°52'26"W	9.92'
197	N00°07'34"E	6.08'
198	N89°52'26"W	2.00'
199	S00°07'34"W	39.08'
200	S00°07'34"W	21.58'
201	S89°52'26"E	70.67'
202	S00°07'34"W	0.33'
203	S89°52'26"E	5.17'
204	N00°07'34"E	24.33'
205	N89°52'26"W	31.00'
206	S00°07'34"W	23.67'
207	N89°52'26"W	31.00'
208	N00°07'34"E	2.00'
209	N89°52'26"W	3.33'
210	N00°07'34"E	3.00'
211	N89°52'26"W	33.67'
212	N00°07'34"E	3.67'
213	N89°52'26"W	27.00'
214	S00°07'34"W	15.34'
215	S00°07'34"W	36.08'
216	N89°52'26"W	19.92'
217	S00°07'34"W	6.08'
218	N89°52'26"W	15.50'
219	S00°07'34"W	3.50'
220	S89°52'26"E	13.00'
221	N89°52'26"W	3.00'
222	N00°07'34"E	4.67'
223	N00°07'34"E	4.67'
224	S00°07'34"W	27.00'
225	S00°07'34"W	33.67'
226	S89°52'26"E	31.00'
227	S00°07'34"W	24.33'
228	N89°52'26"W	23.42'
229	N89°51'56"W	18.83'
230	N89°52'26"W	70.67'
231	S00°07'34"W	33.67'
232	S00°07'34"W	15.33'
233	S89°52'26"E	27.00'
234	S00°07'34"W	3.67'
235	S89°52'26"E	35.00'
236	N00°08'04"E	41.83'
237	N89°51'56"W	18.17'
238	N00°08'04"E	0.33'
239	N89°51'56"W	9.92'
240	N00°08'04"E	48.41'
241	N00°08'04"E	16.17'
242	S00°08'04"W	0.33'
243	N89°51'56"W	18.83'
244	N00°08'04"E	0.33'
245	N89°51'56"W	7.33'
246	N00°08'04"E	43.68'
247	N89°51'56"W	18.17'
248	N00°08'04"E	0.33'
249	N89°51'56"W	9.92'
250	N00°08'04"E	4.67'
251	N89°51'56"W	18.17'
252	N89°51'56"W	3.00'
253	S00°21'04"W	15.50'
254	N89°38'56"W	3.67'
255	S00°21'04"W	27.00'
256	N89°38'56"W	38.08'

**(CONT.)**

LINE NO.	BEARING	DISTANCE
257	N00°08'04"E	3.00'
258	S00°08'04"W	32.42'
259	N89°38'56"W	7.94'
260	N00°21'04"E	40.08'
261	S89°38'56"E	3.34'
262	N00°21'04"E	17.74'
263	S89°38'56"E	4.33'
264	N00°21'04"E	15.00'
265	S89°38'56"E	32.42'
266	N89°38'56"W	15.34'
267	N89°38'56"E	0.33'
268	N89°38'56"W	0.33'
269	N89°38'56"E	5.50'
270	S00°08'04"W	23.67'
271	S00°21'04"E	30.33'
272	S89°38'56"E	51.62'
273	S89°38'56"W	21.58'
274	S00°21'04"E	19.92'
275	S89°38'56"E	35.35'
276	S00°08'04"W	76.17'
277	N89°38'56"W	3

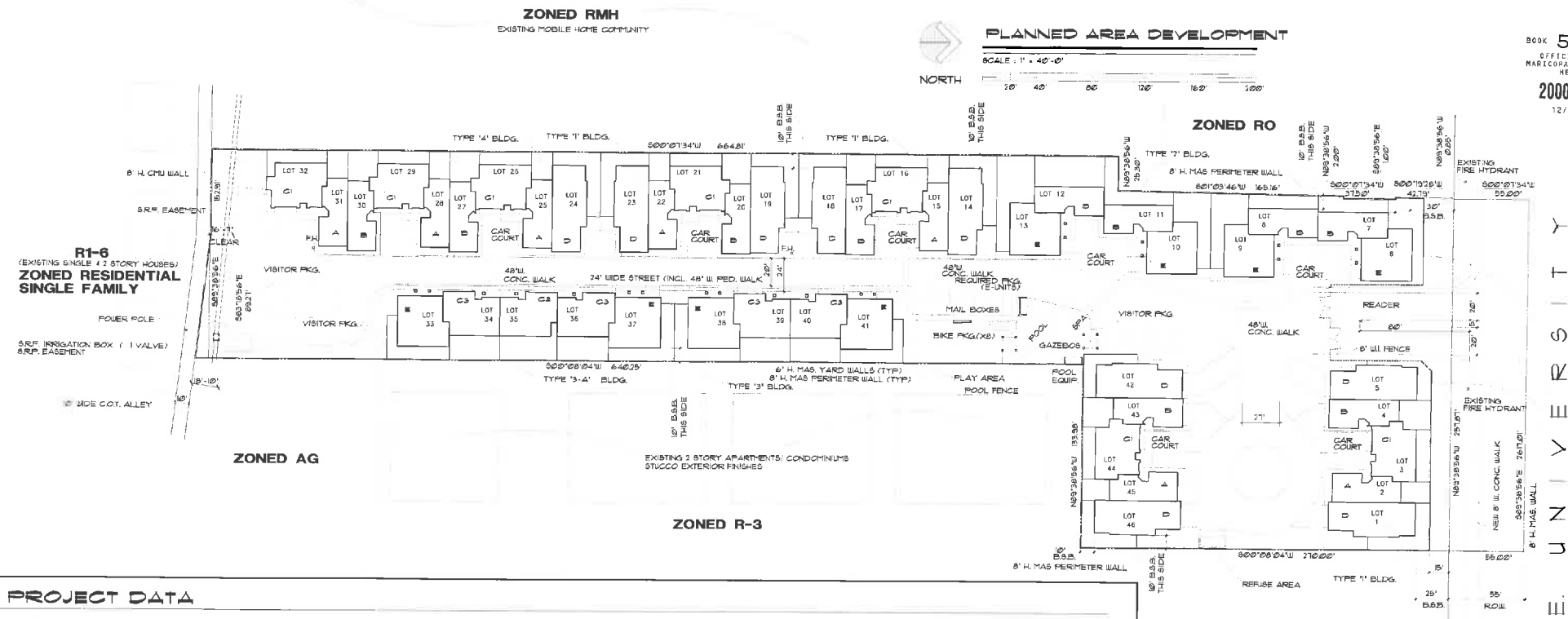
# FINAL P.A.D.

## FOR : RIO VENTANA TOWNHOMES

2027 EAST UNIVERSITY DRIVE TEMPE, ARIZONA

REVISIONS  
 1. 11/15/2000  
 2. 12/14/2000  
 3. 12/14/2000

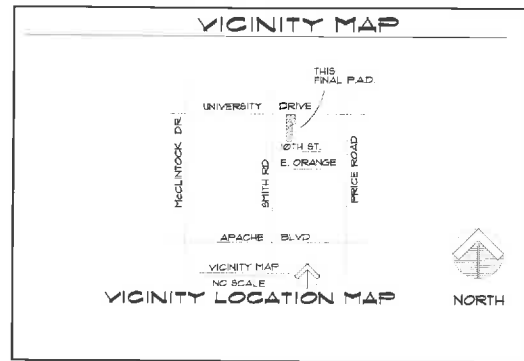
BOOK 550 PAGE 23  
 OFFICIAL RECORDS OF  
 MARICOPA COUNTY RECORDER  
 HELEN PURCELL  
**2000-0953819**  
 12/14/2000 11:02



UNIVERSITY

RIO VENTANA TOWNHOMES  
 2027 EAST UNIVERSITY DRIVE  
 TEMPE, ARIZONA

PROJECT DATA																																																																																																																																																																			
<b>PROJECT DESCRIPTION:</b> 46 TOWNHOME UNITS IN PLANNED RESIDENTIAL COMMUNITY																																																																																																																																																																			
<b>OWNER:</b> TED BARKHANSIAN TED BARKHANSIAN FAMILY TRUST 525 W. BASE LINE STE #101N TEMPE, ARIZONA 85285 (480) 482-3211	<b>PARCEL SIZE:</b> GROSS: 18231 SF, 4.1 AC NET: 166223 SF, 3.8 AC																																																																																																																																																																		
<b>SUBMITTED BY:</b> SHERBONDY ART & ARCHITECTURE DON SHERBONDY P.A. (602) 248-1282	<b>ZONING:</b> R-1 (PAD)																																																																																																																																																																		
<b>PROJECT NAME:</b> RIO VENTANA TOWNHOMES																																																																																																																																																																			
<b>SITE ADDRESS:</b> 2027 EAST UNIVERSITY DRIVE																																																																																																																																																																			
<b>ARCHITECT:</b> SHERBONDY ART & ARCHITECTURE DON SHERBONDY P.A., AIA 618 NORTH 87TH AVE PHOENIX, AZ 85020																																																																																																																																																																			
<b>ELECTRICAL ENGINEER:</b> W.P. ENGINEERS, INC. RICHARD F. WOOD, P.E. PHOENIX, AZ 85028 (602) 360-1000																																																																																																																																																																			
<b>CIVIL ENGINEER:</b> MORAN-HALL ENGINEERING CLAUDIA MORAN, P.E., P.L.A., PRINCIPAL 3020 W. MARICOPA FREWAY PHOENIX, ARIZONA 85001 (602) 298-4428																																																																																																																																																																			
<b>LANDSCAPE ARCHITECT:</b> THE MCGOUGH GROUP TIM MCGOUGH, A.S.P., PRINCIPAL 8100 E. THOMAS ROAD, STE. 304 PHOENIX, AZ 85251 (602) 960-8404																																																																																																																																																																			
<b>STRUCTURAL ENGINEER:</b> ARIZONA STRUCTURAL GROUP BRUCE HODGSON, P.E. 4450 N. 17TH ST. STE 238 PHOENIX, ARIZONA 85014 (602) 281-875																																																																																																																																																																			
<b>BENCHMARK:</b> BRASS CAP IN HOLE AT THE INTERSECTION OF APACHE BOULEVARD AND 97TH ROAD. ELEVATION: 109.25 (CITY OF TEMPE DATA)																																																																																																																																																																			
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	<p><b>COVERAGE CALCULATIONS:</b></p> <p>4 X (TYPE 1B BLDG) = 4 X 5,640 SF = 22,560 SF                  2 X (TYPE 1C BLDG) = 2 X 4,400 SF = 8,800 SF                  1 X (TYPE 1D BLDG) = 1 X 4,280 SF = 4,280 SF                  1 X (TYPE 1E BLDG) = 1 X 6,160 SF = 6,160 SF                  1 X (TYPE 1A BLDG) = 1 X 8,416 SF = 8,416 SF</p> <p><b>TOTAL FOOTPRINTS = 50,216 SF</b></p> <p><b>TOTAL FOOTPRINTS = 50,216 SF</b>  <b>NET LOT AREA = 164,260 SF = 37.6%</b></p> <p><b>TOTAL UNITS = 46</b>  <b>DENSITY = 12.1 DWELLING UNITS PER ACRE</b></p> <p><b>LANDSCAPING ON SITE:</b> 23,000 SF, 71 ACRES (COMMON PUBLIC AREA ONLY, DOES NOT INCLUDE PRIVATE BACK YARD LANDSCAPE)</p> <p><b>ZONING:</b> R-1 (PAD)  <b>BLDG. HT:</b> 26 FEET, 3 STORES  <b>BLDG. TYPE:</b> 100% TYPE 5A  <b>SPRINKLERED:</b> NO (UNDER 2,000 SF PER UNIT WITH 8' SEPARATION ADJACENT UNITS)  <b>BUILDING USE:</b> RESIDENTIAL  <b>OCCUPANCY:</b> R-3  <b>ALLOWABLE AREA:</b> UNLIMITED  <b>TYPE OR UNITS:</b> 46 UNIT TOWNHOME COMPLEX</p> <p><b>PARKING REQUIRED:</b> 46 X 2 = 92 - GUEST + (92 + 10) = 102 SPACES  <b>PARKING PROVIDED:</b> 103 SPACES  <b>RV PKG. NOTE:</b> OWNERS WILL PROVIDE RV STORAGE OFF SITE PER CC&amp;RS</p> <p><b>BICYCLE PARKING:</b> 2 PER GARAGE = 92 + 8 = 100 BICYCLE SPACES</p>																																																																																																																																																																		



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